H.18

ORIGINAL PROPOSAL SUBMISSIONS #341-370

Grant Application

Row 341

Organization Name (if applicable)	Fallen Giant Films, Inc.
Physical Address	13110 Birch Drive, Suite 148-222 Omaha, NE 68164
Mailing Address	
Website	www.fallengiantfilms.com
Social Media Accounts	Randy J Goodwin on IG, FB, LINKEDIN and IMDB- https://www.imdb.com/name/nm0329537/
Name	Randy J. Goodwin
Title	Founder & CEO
Email Address	Randyjgoodwin@me.com
Phone	+1 (818) 919-6165
Team	Yes
	Randy J Goodwin - Founder/CEO, Troy Allen-Chairman & Head of Studio Production and Operations, Mike Corkle-Head of Post Production/Writer/Director, Corey O'Shaunessy-Line Producer/Capital Acquisitions, Sean Summers-Line Producer/Investment Advisor, Brian Sabata-Lawyer/Producer/Consultant, Tristan Rogers-Exec Producer/Lead Writer, Stacy Heatherly-Dir. of Development & Distribution, Paul Miller-Head of Lot Operations & Special FX Supervisor, Dan Reeves-Marketing, Media Strategy & Branding, Patrick Stibbs-Writer/Producer & Marketing Strategist, Quincy Christian-Staff Writer
Organizational Chart	Uploaded at end.
Other Completed Projects and/or Accomplishments	Randy J. Goodwin, founder of Fallen Giant Films, has starred in more than 60 projects and over 100 episodes of television. He recently produced/directed and starred in, “The Job”, a faith-based film that was picked up by Sony Pictures-PureFlix streamer, and premiered on June 1, 2021 to rave reviews It is consistently posting 8/10 and 3.7/4 star numbers. Jim Schubert, Sr. VP of Acquistions for PureFlix has requested we turn the movie into a series for the streamer. Mike Corkle and I are currently writing episodes to be produced by PureFlix which will be shot in Omaha and on the sound stages that will be built by these funds. We also recently wrapped the sports documentary, “Look Like Somebody: The Ricky Simmons Story”, about the Nebraska Cornhusker star receiver who played every game since highschool, HIGH on drugs and alcohol. From the NFL to prison, to sobriety and turning his life over to God, to public speaking to help the myriad of young athletes avoid the pitfalls of sports fame and fortune. We are currently seeking distribution as Ricky uses the film for speaking engagements to spread his powerful message. Fallen Giant Films has several projects in the pipeline awaiting funding for production, but most of my work has been as an actor for nearly 30 years. You can see a list of my credits from shows like Grey’s Anatomy to CSI to Dynasty. My resume and bio are attached, or you can click on the link below. I believe you’ll be impressed. Click the link for Randy’s credits: https://www.imdb.com/name/nm0329537/?ref_=nv_sr_srsg_0
Proposal Title	The Nebraska Film & TV Project
Total Budget ($)	$150,000,000.00
LB1024 Grant	$66,000,000.00

Funding Request ($)	
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	The Company's efforts will build a solid infrastructure and a base of talented and experier local film professionals and artists for future productions. As such, the goal of the film slat to prove the viability of a professional film industry in Nebraska, which can bring revenue investors, individual communities, and the state as a whole by creating jobs, businesses, myriad of opportunity, and hope. This LB1024 Grant Funding Request amount represents portion of the project that will be located in north Omaha. While there are additional budg requirements for the full project, we are only requesting funding with this proposal for the needs of north Omaha. Timeline: 2025 The Nebraska Film & TV Project is broken up into several stages over several years. The "Short Term" goal, Stage 1, is to build a viable film industry NOW, that proves Nebraska, more importantly Omaha can, not only sustain the industry but create an endless revenue stream and opportunities for future generations of Nebraskans. With offices and Post Production facilities set up in North and South Omaha will excite and empower these sectors by shooting several projects in and around said ar as well as education and eventually employment of up and coming creatives in front of ar behind the camera. We are also creating projects directly from the litany of creative talent right here in our own "backyard". Nebraska has all we need, but...in order to raise the leve quality of product, and professionalism, I will be bringing in veterans from Hollywood to he achieve that goal. Hollywood writers, along with myself, will add to our already hearty slat films and tv series by adapting from works already created by Nebraskans. Like Omaha police officer, Brian Bogdanoff 's book, "Three Bodies Burning", about a homicide case th opened the door to Mexican drug cartels and human trafficking, and is currently being scripted into a streaming television series. Also, "Demon: A Memoir" by Lincoln native, To Lee, a 3X New York Times, best selling author, is being adapted for the big screen. What most people outside of Hollywood think of when "Hollywood" is mentioned, are actors, directors, writers, producers, etc. But what most do not realize is that we need plumbers, electricians, construction workers, architectural planning, grounds keepers, location scout transportation, caterers, food service prep, COFFEE and much, much more to create the worlds seen on the big and small screens. Jobs and businesses will be created through th process, and businesses already in existence will be utilized.
Timeline	The timeline is 2 years from the day the funding is available for checks to be written! We would like to bring in our Hollywood actors to begin shooting and educating Nebraska's ta in front of and behind the cameras for our first project as soon as the first dollar is release into our hands. As stated in "Stage 1", we NEED to begin productions asap. While project is in production, we would like to acquire the the physical property at: 2724 N. 24th Street Omaha 68111. The former OOIC property. 3 acres. QCT-11 To begin demolition of the cur structure, and the building of our facility, which consists of 2 sound stages, post productio facilities, production offices, ADR and audio stage, etc.
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha presence and perception within the region, significantly improving the lives of area reside through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to th creation of generational wealth and widespread economic vitality in North and South Oma Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) Other Other Infrastructure (i.e., develop or improve broadband, busir districts, roadways, sewer, etc.) Policy (i.e., develop or improve context-sensitive educatio finance, health, training, zoning, etc.) Quality of Life (i.e., create or enhance natural space mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	The film industry is a unique business that brings great prosperity to the regions in which operates. A prime example is one (1) season of the Paramount plus tv series, Yellowston one year, and be clear that one year of filming a show is NOT 12 months. It's actually 5 months, or 20 weeks. This show was moved to Montana in its 3rd season. In ONE SEAS Yellowstone made $70M in revenue for the state of Montana, and created 562 PERMANA JOBS. (Link to the article attached below)

	https://mtstandard.com/news/state-and-regional/report-yellowstone-tv-series-meant-70m- Films typically employ hundreds of people for short periods of time at high rates of pay. M employees are hired from the filming location or its immediate surrounding areas. Along v injecting new salaries into the region, film productions also boost the local economy in the following immediate ways: * Office and production space rental (In this case, WE will have space to rent to other productions looking to shoot in NE when we are down.) * Housing f out of town crew and actors * Patronage at local restaurants and coffee shops * Catering entire crew on all production days * Employment of local experts including carpenters, painters, Teamsters, location scouts and managers, plumbers, electricians, etc. * Rental c filming locations * Purchases at local stores including thrift stores for wardrobe, antique stores for props, etc. * Employment of local actors for supporting roles and population for extras * Employment of local law enforcement for security, road closures, etc. * Use of loc advertising and marketing services * Local rentals including generators, heavy equipment etc.
Proposal Description and Needs Alignment	The first thing this studio and its productions will do is get everyone excited that somethin this caliber is located in North Omaha. It will inspire kids and adults alike, as we've all gro up watching movies and tv shows. I've talked about this often, and mentioned it several ti in this application, I WAS THAT 8 YR OLD KID that no one in the film industry came back help. This project will give dreams a real chance of becoming a reality, and real people FROM North Omaha, who have made it in Hollywood, are the inspiration to show kids, "Y CAN do it!" It will be aesthetically pleasing, bringing a level of quality and trust to the regic Being able to see celebrities from the big and small screen right here in our own neighborhood is a huge WOW factor. It's a business model that is proven in other cities/states to bring revenue and other businesses to its front door. There will be a need restaurants, coffee shops, transportation, etc. to be nearby for it's patrons and employees of these things and more will greatly improve the quality of life for it's neighbors, and we a the neighbors who will inspire ideas and motivation to dig deep and reach higher for a bet life in general. We will hold seminars, festivals and open houses at the lot to draw attentic from its neighbors and show that, "We see you and we are here to help."
Visioning Workshop Findings Alignment	North and South Omaha are laced with talent and culture. Our project will nurture that tale and strengthen that culture. The Nebraska Film & TV Project will do for many others, wha was searching for as a young boy in North O. The opportunity for growth, empowerment, education in the arts as well as life, because "Art IMITATES LIFE!", is paramount! I, Rand Goodwin, still have many relatives residing in these areas, and we have businesses as w want to highlight and publicize "Who" North O is, and we are more than crime and poverty will prove that there is value in our culture, like the many inventors and creators "of color" throughout the globe. Fallen Giant Films will tell these stories, and who better to be cast i these roles than our very own, very talented but largely sheltered North Omaha natives. T "Threates" in the SWOT are largely due to the perception that crime and poverty are our l don't believe that. Fallen Giant see beyond the veil and will expose the truth of the brillian of black and brown skin. Black, Hispanic, Asian and White all get along in North O. Let's highlight humanity in its strength of community, not color. North Omaha, South Omaha ar beautiful and brilliant. They just don't know it yet. Let's use the connectivity of it's streets a interstates to bring people together in one of the most barrier crossing genres in the histo the world. FILM. TELEVISION. MUSIC. Because Filmmaking encompasses all of these things. I don't see weaknesses here, only opportunities! Help me help North Omaha. Plea
Priorities Alignment	What more can I say that I haven't already covered? The film and tv industry in Nebraska the priority! It is the glue that will bring Omaha together. It will bring people together. Is no the true priorty Love? Respect? Self worth? Courtesy? Putting others before oneself? Thi industry can, and WILL do that. I've live it for nearly 30 years. I've seen communities brou together in Atlanta, Los Angeles, Toronto, Vancouver, New Orleans, Miami…and I reiterat HELP ME, HELP NORTH and SOUTH OMAHA.
Economic Impact	Temporary and permanent, professional, high paying jobs are a "No brainer". As listed in "Yellowstone article" previously listed in the above answers, ONE show created 562 permanent jobs in less than one year. What most people outside of Hollywood think of wh "Hollywood" is mentioned, are actors, directors, writers, and producers, but what most do realize is that we need computer programmers, plumbers, electricians, construction work architectural planning, grounds keepers, location scouts, transportation, caterers, food service prep, COFFEE and much, much more to create the worlds seen on the big and sı screens. Jobs and businesses will be created through this process, and businesses alrea in existence will be utilized. With temp jobs like "Background performers" at an average o $187/8hr day, per SAG (Screen Actors' Guild rates), and on many productions, we need f 50 to 100 background performers, which will ALL be Omaha'ans, to "Day Players", who w make an average of $636/day, and supporting actors at a rate of $1082/day and $3756/w This does not include Lead actors who's pay is negotiated by agents. The goal is to empl

	as many Nebraskans as humanly possible until we have enough Nebraskans who are “Le Actors” who remain IN Nebraska. As for the jobs that are not considered “Artistic”, like construction workers, carpenters, plumbers, electricians, etc. those rates will be based or that industry’s standards for the region.
	150 minimum in the first year
	100 minimum
	High paying is all I can offer due to the diverse number of jobs in this industry. Definitely above average.
	Along with injecting new salaries into the region, film productions also boost the local economy in the following immediate ways: * Office and production space rental * Housing out of town crew and actors * Patronage at local restaurants and coffee shops * Catering entire crew on all production days * Employment of local experts including carpenters, painters, Teamsters, location scouts and managers, plumbers, electricians, etc. * Rental c filming locations * Purchases at local stores including thrift stores for wardrobe, antique stores for props, etc. * Employment of local actors for supporting roles and population for extras * Employment of local law enforcement for security, road closures, etc. * Use of loc advertising and marketing services * Local rentals including generators, heavy equipment etc.
Community Benefit	The job and business uses are across the board. As we create fictitious worlds on the big and small screen, they are all created from reality. We need to utilize every business you could possibly think of, to make our imaginary worlds as realistic as possible. Not just the creation of a physical business like Johnny T’s, but the consultation of what it takes to be bar owner, or a lawyer, or a grounds keeper. We pay for consultation and “On Set” produc to consult in their individual expertise. Mechanics, line cooks, bus drivers, etc. We need to know how it’s really done in order to make it look right on film. PAID CONSULTATIONS!
	The project is committed to being a good neighbor, and good neighbors are there through thick and thin. I’m a Nebraskan, a native of Omaha, and I’m ready to fully relocate back to Omaha, where my family is, so we can build and continue something great. A legacy for c families and friends that I grew up with! My family, the Goodwins, have deep roots in Oma Once I’m able to return to do what I’ve done for many years, I’m not going anywhere.
Best Practices/Innovation	This project is the first of its kind in Nebraska. THIS is the start of something great. Once film industry makes an impact in a city, it doesn’t go away. It also continues to snowball, a the success of this industry spills over into other industries, thus elevating everything arou it. The proof is in the cities that are making Billions from the very same industry.
Outcome Measurement	This is an industry that brings out the best in people. It tests their metal and pushes them dig deep inside themselves, and not just in front of the camera. Education in script writing producing a project all their own, directing actors to do their best or to try something differ to get to that emotional finishline boosts one’s confidence and assurance to push past fea and face life head on!
	They are measured by the individual first, and then by those who experience the final product. How would you feel, sitting in a theater or your livingroom and seeing your neigh that you’ve known for 20, 30 years, on the screen convincing you of whatever character c story, is so real that it brings you to tears, or laughter, or anger, to know that your son or daughter or niece was the Director of Photography, or hairstylist, or make up artist on a movie with Samual Jackson? The measurements of success are all around us. When you see your neighbor’s grass greener than it’s ever been and manicured because the studio down the street looks awesome and you begin to feel the pride that exudes from this entit that makes you proud and honored that they would open up shop “Next to me”. That wou make me feel pretty darn good.
	YES. The Company is seeking equity investments for future full and ongoing productions, including early marketing and publicity, production and post production offices (per projec needed), as well as expanding the LED Sound Stages as more production enters the stat
Partnerships	Yes
	The Digg Site Productions, The Omaha Film Festival, The White Lights City Film Festival

	Rejuvenating Women, The Eastern Nebraska Film Office, 88 Tactical, Keene Memorial Library, Metropolitan Community College, Midland University, Fremont YMCA, UNL, GBT Academy For Performing Arts, Nebraska Department of Economic Development Diversity campaign
	The Digg Site Productions, 88 Tactical,
Displacement	No
Displacement explanation	
Physical Location	The physical location is within QCT-11. 3 acres. The former OOIC gov building that's beer abandoned for many years. I've drivin by it a hundred times when I come home to see my family and to build the film industry here. I've envisioned this place being home to someth great! 2724 N 24th Street, Omaha, NE 68111
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	I've reached out to the realtor on this property, but since I've only recently received this application, she has not gotten back to me. But, the proposed site IS available in the link provided below, as FOR SALE. https://www.commercialcafe.com/commercial-property/us/ne/omaha/ooic-building-2/ No, t is not a brownfield site.
Property Zoning	No
Is the project connected to utilities?	
	Yes
	Yes
Design, Estimating, and Bidding	No
	No
	Harold Paine, contractor for 88 Tactical is a professional and helped determine an estima pkg.
General Contractor	No
Request Rationale	Upload
Grant Funds Usage	The LB1024 grant funds will be used to purchase the 3 acres the property is on, and will n only build the facility and purchase all of it's hardware and software, but also be used to begin production of its firs projects. In essence, it will kick off the beginning of a real, viab revenue building industry, creating jobs, businesses, and utilizing current businesses and skills that are overlooked.
Proposal Financial Sustainability	Yes
	Uploaded as The Nebraska Film & TV Project
Funding Sources	Three of our studio team members specialize in grant writing and/or fundraising. We wil

	continue to go after private equity and grants to keep operations ongoing in down markets With the appetite of viewable content coming out of the pandemic, we don't foresee a lack interest, but will always anticipate and plan for the unforeseen.
	Currently no other sources
	Yes
Scalability	It is scalable. $66M is for Stage 1 and Stage 2a, the building of a viable film industry by moving directly into production on 5 features and 2 tv series pilots starring recognizable names and faces from Hollywood, and utilizing Nebraskans for all other roles, and the building of the physical LED Sound stage facility with production offices, post production a film finishing suites.
Financial Commitment	All commitment from the organization is physical labor for the last 17 years of coming bac Omaha from Los Angeles, teaching free filmmaking classes to young people, ages 9-13 a teens from high school into college at the YMCA in Fremont, NE and Metro Community College, as well as the Dundee Theater and coffee shops. I've had approximately 1000 personal sit down with Nebraskans who were sent to me in Hollywood over the years. I've scouted and spoken to senators for years. I've had talks with governors over the years, mayors, etc. My commitment has been blood, sweat, and many tears. I've had more meetings than I can count, with private investors, corporations, friends and family to help build this industry. If I had $66M in my personal bank account, I'd have used it 20 years a to build the film industry in NE. I don't know where else to go at this point. I can continue t live in LA and shoot projects and make money, but what does that do for all of those peop who keep coming to LA and going back home with their tails between their legs. What do that do for the 8 yr olds, like me, who don't know where to go or who to turn to for acting a filmmaking. I need…WE need help in order to help.
ARPA Compliance Acknowledgment	☑
ARPA Reporting and Monitoring Process Acknowledgme	☑
LB1024 Funding Sources Acknowledgment	☑
Public Information	☑
File Uploads	Additional Location Documents (see application for list) Data table of uses (breakdown of how the requested funds will be used for your proposal) Organizational Chart Pro Forma Proposal Budget/Sources and Uses

THE NEBRASKA FILM & TV PROJECT

Film Architecture Summary:

- A Message from Fallen Giant Films, Inc.
- Motion Picture Project and Financial Architecture
- Investment
- Production
- Community Impact and Benefits
- Recoupment Waterfall
- Future Nebraska Based Productions

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A message from Fallen Giant Films.

The Nebraska Film & TV Project is broken up into several stages over several years. The "Short Term" goal, **Stage 1**, which is the document you are reading at this moment, is to build a viable film industry NOW, that proves Nebraska, more importantly Omaha can, not only sustain the industry but create an endless revenue stream and opportunities for future generations of Nebraskans. With Production Offices, Post Production facility, and LED and Green Screen sound stages set up in North Omaha, we will excite and empower these sectors by shooting several projects in and around said areas, as well as education and employment of up and coming creatives in front of and behind the camera.

We are also creating projects directly from the litany of creative talent right here in our own "backyard". Nebraska has all we need. But in order to raise the level of quality of product, and professionalism, I will be bringing in veterans from Hollywood to help achieve that goal. Hollywood writers, along with myself, will add to our already hearty slate of films and tv series by adapting from works already created by Nebraskans. Like Omaha police officer, Brian Bogdanoff's book, "Three Bodies Burning", about a homicide case that opened the door to Mexican drug cartels and human trafficking, and is currently being scripted into a streaming television series. Also, "Demon: A Memoir" by Lincoln native, Tosca Lee, a 3x New York Times, best selling author, is being adapted for the big screen.

What most people outside of Hollywood think of when "Hollywood" is mentioned, are actors, directors, writers, and producers, but what most do not realize is that we need plumbers, electricians, construction workers, architectural planning, grounds keepers, location scouts, transportation, caterers, food service prep, COFFEE and much, much more to create the worlds seen on the big and small screens. Jobs and businesses will be created through this process, and businesses already in existence will be utilized.

Stage 2 will be the establishing of **Fallen Giant Studios**, a full service movie studio. This will include sound stages, a backlot, a woodworking mill to build the sets on site, Post Facility, Post Finishing, LED and Green Screen stages, and more. (Currently, the actual studio has an interested funder and builder.)

Stage 3 will be **The FGPAA. (The Fallen Giant Performing Arts Academy).** This is where education in the many facets of this creative yet practical business will occur. From performing in front of the camera and on stage, to producing and directing, to learning what happens beyond the lens, like construction and what it takes to build sets. I believe the best teacher is someone who's doing it, and the best classroom is in the field, so "Hands On" training and "Shadowing" of professionals on actual sets, is very important to me This is how I learned and became successful in this business, so this is how I teach. We will also bring professionals from Hollywood, many of whom are Nebraskans, to lend their extensive knowledge and expertise in the various fields and genres of this business.

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Stage 4 is "Back to the drawing board" for film incentives. The reason film incentives have never been adopted here is because we've never had a viable film industry in Nebraska. Yes, films have been shot here, but none have brought in any revenue. They go to film festivals, are shown at a buddy's house with friends, or sit on a shelf and are never finished.

After Step 1 is achieved and revenue for film projects has been proven without a doubt, incentives will be necessary to bring in more of the "Big Guns" from major studios, like Warner Brothers, Universal, and Paramount Pictures, as well as major production companies like, Jerry Bruckheimer Films, and Village Roadshow. Networks like NBC, CBS, TNT, SHOWTIME, HBO, and streamers, PureFlix, Netflix, Paramount Plus and HULU to name a few, will also want a piece of the pie.

One of the most frequently asked questions I get here in Nebraska is; ***"How do you know this will work?"*** My answer is simple. "Because I've seen it and been a part of it for more than 30 years. I've worked as an actor in many cities outside of Hollywood that have already taken the chance to better their cities/states' economies. And I shake my head that there are so many Nebraskans who leave the state in search of success in this very business, only to return with their tails between their legs, or they abandon their dreams altogether and become a typical nine to fiver.

7 out of 9 graduates from the Johnny Carson School in Lincoln leave the state after graduation, and that's just in the Arts. Imagine how much more of our future workforce is leaving because they no longer wish to follow in their farming families footsteps, looking for something "more exciting". Let's give them a choice and a path to follow. I've been beating this path out for many years specifically for them, Nebraska. I'm simply asking for your help in making this a reality for so many who have a dream.

Thank you.

~ Randy J. Goodwin
CEO & Founder of Fallen Giant Films

Below is a breakdown of a 7 project slate of films and television series, what we need, and how we propose to bring in revenue through film in NE.

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1.0 Executive Summary

1.1 Objectives

Fallen Giant Films' "Nebraska Film & TV Project" intends to produce five, feature length motion pictures and two television series pilots, for domestic and international theatrical release, DVD sales, internet streaming platforms and television. (Stage 1)

Our slate of five films will be based on genres and subject matter that we believe, based on current market analysis, have the best potential for broad box office appeal and television exhibition.

Our series for television are also based on the current marketable trends and viewership analysis, as well as being written to take place in Omaha, NE, a market that is drenched in talent and virtually untouched.

The genres for each project, will include, but will not be limited to, Family and/or Faith based, drama, comedy, action, horror, documentary, and educational, and each film carries a positive message aimed at broad appeal. We want to touch the world in a positive way.

The Company's efforts will build a solid infrastructure and a base of talented and experienced *local* film professionals and artists for future productions. As such, the **goal** of the film slate is to prove the viability of a professional film industry in Nebraska, which can bring revenue to investors, individual communities, and the state as a whole by creating jobs, businesses, a myriad of opportunity, and hope.

Yes, I said HOPE. Our business is built on dreams, and young peoples' dreams are dying today. As a young Nebraskan who wanted to be an actor, I had no one to help me on this journey. There have been many Nebraskans who left for Hollywood and became extremely successful. Marlon Brando, Nick Nolte, Marg Hellgelber, Gabrielle Union, Henry Fonda…and the list goes on. NONE of them ever came back to assist those of us who had no one look up to, no one to show us the ropes, to help us navigate the muddy waters of this, to many, "Insanely childish" fantasy of making it in Hollywood.

Well, I <u>am</u> that guy. (**see Randy J. Goodwin - pg. 32**) I vowed to become successful in Hollywood and bring it back to my home state, so kids will have "That Guy" who, not only can, but will help pull them up, educate them, encourage them, and also give them a reason to stop leaving our great state in search of greener pastures.

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1.2 Company

The Company is the result of a partnership between (1) Veteran Hollywood Actor, Director/Writer and Omaha, Nebraska native, Randy J. Goodwin, who splits his time between Hollywood and Omaha, but is excited to relocate back home asap. (2) Hollywood Distribution Executive, Attorney and Lincoln, Nebraska native Brian Sabata, (3) Lincoln native, Mike Corkle, Writer/Director/Producer who also resides in Los Angeles, but is ready and willing to relocate as soon as we have a viable company structure in place. (4) Fremont, NE based Producer/Distribution Exec, Stacy Heatherly, and (5) Los Angeles based Studio Executive/Producer, Troy Allen who will head up the studio. Cumulatively, the knowledge, experience and expertise in creating quality entertainment efficiently, on budget and on schedule, are distinctive traits of this partnership.

Founded in December of 2020, the Company is focused on taking advantage of the following market conditions:

- Appetites of increasingly savvy audiences have changed to reflect a strong demand for independent films that are artist, character and story driven, especially in the faith and family genre.
- More tickets are being purchased for independent films, especially in the Faith based and family arena.
- With the downturn of conventional investment options, many investors and bankers are turning to film financing as a viable and profitable investment.
- There are more outlets for films to be exhibited than ever before and new avenues are becoming available every year. (VOD (Video On Demand), SVOD (Subscription Video On Demand; e.g. Paramount Plus, Netflix, Amazon Prime, HULU), Roku, etc.)
- More recently, with the world shakeup of the Corona Virus, social distancing, and the racial and economical shifts in communities, the demand for more "Relatable" content is at an all time high in Independent production.

Overall, film buyers are seeking to buy more independent films today than ever before because of the reasons listed above. Additionally, there are also several important local and state incentives the Company continues to pursue with the assistance of more than 20 state senators, lobbyists, and other film professionals who continue to return home since the changes the pandemic has thrust upon us all:

- Film productions will bring massive revenue to local communities.
- The cost of physical production is much cheaper in the state of Nebraska than many places in the country.

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- Offer Nebraska based investors with the opportunity to be involved in the international film business and see revenue come to Nebraska instead of California, Georgia, Louisiana, and Canada.

1.3 Goals of the Company

The Company and its officers have a combined total of *over 75 years of experience* in the film and television industry and have brought their expertise together to take advantage of the ever increasing independent film market and build a viable film and television production infrastructure in Nebraska.

The Company strongly believes in the wonderful resources of Nebraska and its communities. By utilizing the Company's expertise, the state of Nebraska offers a unique, efficient, and cost effective environment that can save productions hundreds of thousands, and even millions over filming in states like California. As an example, financiers can take advantage of Nebraska laws LB836, LB840 and LB156, which offers an immediate rebate on qualifying funds spent within qualifying communities and tax rebates for investment in start up high tech companies.

Cutting edge advancements in digital cameras, special effects, and film equipment, will be utilized to add a high level of value to the picture(s) while lowering costs, speeding up production, and creating skilled workers in and from Nebraska.

A unique feature of using the "Multiple Picture Slate" is the cross collateralized risk, meaning that instead of seeking financing for one film and relying upon only one film to be a success and generate revenue; we are seeking financing for five films and two television series pilots, seven projects in all. With this kind of cross collateralization it is more likely that one of the many projects will be successful and see a major return on the investment for the entire slate.

To this end, we seek an investment of $66 million, which will be used to finance working capital to complete the development, production and post-production of five independent motion pictures, and two independent television pilots with budgets of $2M-$4M, to be shot in and around the Omaha Metro, as well as setting up permanent production offices and 2 Sound Stages in North/South Omaha. Fallen Giant Films has already been incorporated in NE for this purpose.

1.4 Marketing for Distribution

The most important element in any commercial film project is the audience for which the film is being made. This is the source of the film's income and all decisions have to be made with the audience in mind. The target audience can encompass a number of broad age demographic categories as well as various niche audiences within and across these categories. The films in this slate are targeted towards the following audiences:

Male & Female 18-55 year olds

- This demographic is attracted to films such as "God's Not Dead," "Once," and "Fireproof."
- "God's Not Dead" – made for $2,000,000. Made $65M
- "Once" – made for $150K. Made just shy of $20M in 8 months.
- "Fireproof" - made for $500K. Made $33.5M

All these movies were breakout successes, not because of star power, but due to the content and message of the movie. We believe in the significance of the correct type of content and the revenue numbers that content can attain.

1.5 Securing Distribution

The motion picture industry is highly competitive and much of a film's success is directly related to the distribution marketing strategy. The Company is unique in that the principles of the company have a *broad range of experience* in, or are connected to domestic and international distribution outlets and sales agents. The Company will be in charge of all steps of the film process and will leverage its knowledge to make each film an attractive product to distributors worldwide. This will allow the Company to negotiate with U.S. and foreign distributors before commencing pre-production and secure distribution in multiple markets prior to or during the production of each slated film. Such strategies have been used with great success in films like "The Expendables" and a variety of other independent films.

1.6 Investment Opportunity & Financial Highlights

The Company is seeking an equity investment of $66 million, for full production and early marketing on a 5 picture film slate, and a 2 pilot tv slate, with production and post production offices, as well as a LED and Green Screen Sound Stages.

1.7 Additional Perks

The production of these seven projects in Nebraska will immediately create a number of business opportunities and unique relationships with state and local governments. Additionally, these are projects that will be seen by a worldwide audience. Beyond the nature of investment, this is a unique opportunity to increase exposure of brands and businesses to a global audience and be on the ground floor for the creation of an entirely new and lucrative industry for Nebraska.

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2.0 The Film Slate

2.1 The Production Process

The Company's intended film slate will be produced independently.

An independent film is no longer a sign of, "Poor quality". Films such as, "The Passion Of The Christ", "Good Will Hunting", "Juno", "Slum Dog Millionaire", and "Little Miss Sunshine" are all independent films. In 2019 alone, the top 10 independent films grossed over $560 million dollars. Additionally, more than half of the "Best Picture" Academy Award winners since 1980 were produced and distributed by independent, international producers and distributors.

What makes these films independent is that they are NOT financed through established studios, or what we in the biz call, "The Majors", but rather individually financed through a variety of inventive equity and non-equity sources. This reflects the creativity that is the hallmark of the global independent film industry.

There are five key phases to producing an independent film.

- **Packaging**: During this stage the Company will "package" the film (i.e. attach actors, key production personnel and other talent). The initial marketing campaign is planned and prepared for launch.

- **Pre-production**: During this period (the eight weeks prior to the start of the production), the company will open a production office; hire all crew; engage a location scout to secure the locations where shooting will occur; secure rentals for camera and lighting packages; prepare shooting schedules, etc. At this time, all actors will be cast and finalized. Press releases are prepared and media contact lists are finalized.

- **Production**: The production period (less than 30 days) will be the time that the principal photography will be shot. After this time, all of the scenes for the movies will be completed and "in the can." Press releases are sent out at the beginning of the production phase. At the end of principal photography we launch the online marketing campaign.

- **Post-production**: During the post-production period (approximately four to five months), the director and editor will select the best "takes" of the various scenes and edit those takes into an assembly of the entire film. Once the film has a "locked picture" the project moves into various departments for finalizing the film. (i.e. musical score, visual effects, sound design, color correction)

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- **Distribution**: This encompasses all potential exploitations and sales of the film product. The theatrical and/or streaming release, DVD/Blue-ray sales and rentals, VOD (Video on demand), SVOD (Subscription video on demand), and the various television outlets, soundtrack/merchandise sales, and all other revenue sources.

2.2 Keys to a Successful Film

The basic elements for a successful film project are:

- Start with a **great story** – and deliver it with conviction and sound vision.
- Know your **target audience (Ours is 4 quadrant),** which is men and women over 25, and men and women under 25 in the same project.
- **Marketable content** aimed at your target audience
- **Controlling costs –** realistic budget, responsible financing and oversight

The Company feels that Nebraska is awash in untapped resources to provide all of these elements.

2.2.1 Start with a Great Story

The Company has screenplays available for a variety of great stories acquired through years of contact and work in the film industry. Specific screenplays that would be included in current and future film slates, but are not limited to:

"RAGS" is a film about a boy who finds a dog left for dead, and nurses him back to health. Ultimately, the dog grows to love and protects his now, best friend, to the death. Rags is a story that focuses on love, loss, and the racial divide in Omaha, NE, police officers who DO care, and a side of North Omaha that has been "Unseen" for many years. Rags is truly about HOPE, forgiveness, and a willingness to listen, learn, and understand that we are all just people trying to survive. Recognizable Hollywood actors with domestic and international box office appeal will be cast along with talent sourced from Nebraska.

"**Poisoned Pawn**" is a story of revelation, change worth dying for, and corruption unveiled by the impatience of a young man's sincere desire to make a better life for his mother. Unfortunately, the best intentions do not dictate the actions of the greedy. A deadly game of cat and mouse unfolds as those who are sworn to protect us, to uphold us…. betray us. But the few do not represent the many. Written by Omaha natives, Bryant McCain & Randy J. Goodwin. This script came about through a series of writing/acting seminars entitled; Navigating Hollywood with Integrity, Randy began holding in 2004. (That's a story for another day.)

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"Unity" is a film about Johnny James, the #1 High school quarterback in the nation, who happens to be white. Johnny decides to attend an all-black college against his father's wishes. This inspiring tale of growth and understanding is written by Randy J. Goodwin and will be filmed in a manner similar to "Friday Night Lights." The second phase of this project is to turn the success of the film into a television series, as "Friday Night Lights" did in 2006-2011. The show ran for five (5) seasons.

"**The Tree House War**" revolves around the adventures of a group of boys and girls as they spend the summer "fighting" for control of a tree house in McGreggor's Woods. Similar to movies like "The Sandlot" and "Little Rascals", imaginations run wild and only the most unlikely of alliances can save the day as the real world encroaches upon their legendary play spot. Significant local talent will be used for child roles with some Hollywood names for parents and supporting cast.

We also have many TV SERIES scripts for production in Omaha and the surrounding cities and towns. A "series" means it well shoot and air over a period of time in episodes. Prime time tv shoots 22 episodes per season. Streamers and Cable average 10 episodes per season, but with the growing number of outlets, it really depends on the unique distribution deal that is agreed upon. Below are a couple of television series scripts currently in our production slate, BY NEBRASKA writers.

"ONE-EIGHTY" is television series about a drug and alcohol rehab facility set in the backdrop of the Midwest. Where morals and values are still important, many broken people from around the country will find their way back from the grip of addiction right here in Nebraska.

Welcome to "One-Eighty". Where addiction is not the problem, nor recovery the solution. Addiction is the mask hiding the truth of the "Why?" Recovery is the deep, DEEP dive into the soul, "the process of regaining possession or control of something stolen or lost". Oneself.

Sounds simple, don't it? Unfortunately…healing ain't for everybody.

"ICONIC" is an intriguing blend of genres. It's ***Empire*** meets ***Greenleaf*** meets ***The Office*** and brings the audience into the world of entertainment and the church. With incredibly rich storylines and subplots set to the backdrop of Gospel, Hip Hop and RnB music, the show appeals to both young and old audiences and tells real stories without any gratuitous sex or violence to carry it. Dealing with gritty yet uplifting subject matter the intent of the show is to entertain, elevate and educate making it perfect for primetime family television.

"A Date for My Dad" is a modern retelling of "Cyrano de Bergerac" with a twist. The story focuses on love, family, and the weird and sometimes wonderfully quirky world that is modern dating. Cast will be a mix of known Hollywood actors with domestic and international box office appeal and talent sourced from Nebraska.

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"**Three Bodies Burning**" is a "Limited Series" based on the unbelievable local story and award winning book of the same name. "Three Bodies Burning " follows detectives down the rabbit hole in a mix of *True Detective* meets *Law & Order* and where good old gumshoeing and meticulous forensic procedures bring down a mega-million-dollar drug conspiracy leading back to the cartels in Mexico, and locking up the bad guys for life. This film will skew more to adult themes to attract slightly different Hollywood names, fan bases, and opportunities as well as bring awareness to the midwest with its ongoing themes of "real life".

2.2.2 Know Your Target Audience

The most important element in any commercial film project is the audience for which the film is being made. This is the source of the film's income and all decisions have to be made with the audience in mind. The target audience can encompass a number of broad age demographic categories as well as various niche audiences within and across these categories.

The age demographic categories utilized in the film industry are kids, young adults, and adults. The adult category can subsequently be broken down into various age groups and genders.

The target audience category for the five films in this slate would be the adult audience, of Males and Females 18-55, with a stronger skew to the female members of this category. This is a segment that the Company and distributors are very knowledgeable of, as it is the same segment that spent nearly $60 million to see "Like Crazy," "Once," and "Fireproof" in theaters. This segment is intentionally broad and simplified in order to account for all films in the slate collectively.

2.2.3 Marketable Content

The majority of the movies in this film slate will be rated no higher than PG-13. This will ensure that that content of the films meet our target 18-55 audience and further extends into family programming. After the run of our first five films, the ratings may fluctuate as high as R, mainly to account for the necessary realism of stories that address serious issues facing our communities, (ie. Human trafficking, racism, sexism, etc.)

2.2.4 Controlling Costs

There are several factors that are important to consider for controlling costs:

- <u>Realistic Budget</u>
    - The budget for each movie/tv pilot in the slate is set at approximately $2,000,000 - $4,000,000, which by Hollywood standards is considered

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LOW BUDGET, but this does not mean "Low Quality". Because the creative team behind these projects has extensive experience within the industry, the Company plans to utilize contacts and other resources to produce these films at a much lower cost than what similar film(s) would cost if produced in California or inside a studio system.

- By having independent status, the Company can reap the benefits available to independent productions, such as discounts in locations, camera packages, and special FX rates, while still allowing us to maintain the highest production values. This means that investors will benefit from a film that has the appearance of costing more than it actually does. Like ours.

- Overage contingencies will be built into each of our budgets to protect investors.

- <u>Tax Credits and Rebates</u>

  - Nebraska has a number of interesting tax credit options to induce filming across the state. Of particular note, are the efforts of Fremont, Nebraska and its forward thinking policies to entice productions to the area.

  - It is estimated that up to 25% of the budgets for films in the slate will be saved in tax incentives and other policies already established in Nebraska.

- <u>Responsible Financing</u>

  - The final budget of all films will be reviewed and finalized by the entire production team before any funds are released to the production company. This will insure that budgets are economical and sufficient to complete each film.

- <u>Cross Collateralized Costs</u>:

  - A unique feature of the slate model is that equipment, labor, and other costs, can be shared across multiple films. Discounts and economies of scale can be achieved by ensuring that resources can be used for longer periods of time.

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2.3 Example Synopsis of Film Slate Movie(s)

As indicated, there are five different movies proposed for this slate. For the sake of brevity, a full synopsis of **"Poisoned Pawn"** is included below as an example of the quality and achievable goals of each film in the proposed slate.

"POISONED PAWN" *is a story of revelation, change worth dying for, and corruption unveiled by the impatience of a young man's sincere desire to make a better life for his mother. Unfortunately, the best intentions do not dictate the actions of the greedy. A deadly game of cat and mouse unfolds as those who are sworn to protect us, to uphold us…. betray us. But the few do not represent the many.*

Pierre Johnson is a young, black, freshman at the University of Nebraska. His mother Gloria, who works two jobs to help put him through college, is extremely proud of her young honor student. Although his high marks in school foreshadow a bright future in the economic workforce, Pierre decides, just as many of today's youth do, "It's not happening fast enough".

Pierre chooses to expedite his ability to get his mother out of their lower class neighborhood and into a better life NOW. Contacting his recently released, ex-con cousin Alex, moves Pierre closer to a one-time drug deal worth a quarter of a million dollars. "In and out" is the plan, and if it were that simple… a good plan it would be.

Pierre's best friend Sabo, a young, white kid from the north side sets up the deal with Walker and Simms, two crooked cops with impeccable service records and the ultimate guardian angel… Chief of Police - Elizabeth Sorenson.

Pierre's plan quickly begins to unravel as paranoia sets in. His mother's new "friend", Sgt. Vernon Gibson is a highly decorated officer who relocated to Omaha several years back. Actually an F.B.I. agent undercover, Gibson has been compiling evidence against this ring of ghosts and intimidators for nearly a decade. The intensity of the situation heightens when Walker guns down Pierre in cold blood during the exchange. Sabo, who watches his best friend die, reaches deep inside himself and grabs hold of the good that Pierre always saw in him.

Sabo along with Alex, begrudgingly team up with Sgt. Gibson to avenge Pierre's death, and in the process, take down Chief Sorenson's enterprise.

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2.3.1 Potential Casting

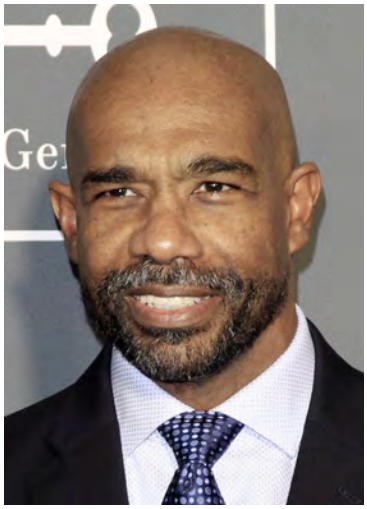
Committed Cast:

Chester Rushing

Randy J. Goodwin

Bart Johnson

Michael Beach



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Suggested Cast: Female Leads

Hillary Swank

Nia Long

Marg Helgenberger

Golden Brooks

Tracee Ellis Ross

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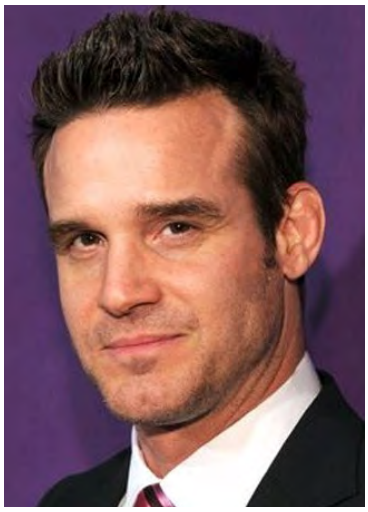
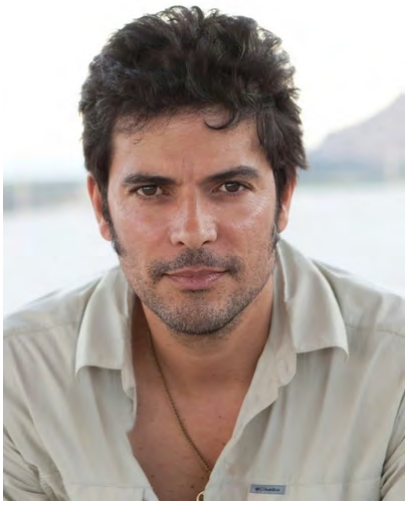
Suggested Cast: Male Lead

Eddie McClintock



Jsu Garcia



Will Arnett

Matthew Fox

Daniel Kim

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3.0 Marketing

Regardless of the eventual distribution method, the Company will be responsible for early efforts to market and build awareness for the film slate among Distributors and End Users (our target audience). Engaging the End User from the beginning is necessary to build and establish a fan base for the project. The Company has devised a comprehensive marketing strategy and intends to engage local marketing firms to coordinate efforts and create synergy between the production, the audience, and potential distributors. This approach promotes Nebraska and gives the company more negotiation power in securing traditional distribution deals.

Our comprehensive marketing strategy consists of six different areas: pre-release marketing, creating teaser videos, leveraging social media, maintaining websites and blogs, and promotion at major film festivals. The Company has extensive experience in all of these areas for both domestic and foreign venues.

3.1 Pre-Release Marketing

Pre-Release marketing will be entirely online and may include such things as Teaser Video, Social Media, and a project Website, and a Podcast.

3.2 Teaser Video

Several short videos from the "editing room floor" clips will be produced to provide back-story for both the films and promote what the Company is doing in Nebraska.

3.3 Social Media

A vast majority of our intended audience participates heavily in social networking and as such, is particularly marketable via that medium. Additionally, social media is very cost efficient and an easy way for word-of-mouth to spread quickly when the audience responds well to the film. While we will exploit a wide range of social media, our primary efforts will focus on the major social networking sites such as Facebook, Instagram, Tic-Tok and Twitter.

3.4 Websites

A single Company website will contain bios of the Company, production team, and upcoming films. Additionally, a blog will be maintained that is production oriented. This blog will focus on the processes and challenges of making the films while also *promoting* the wonderful Nebraska communities where the filming is happening. Additional video interviews with cast and crew will invite both local and international audiences to connect with our efforts. This link with the audience and community will foster word of mouth for each film that is made.

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3.5 Film Festivals

The major festivals open to these kinds of films are Berlin, Sundance, Toronto, and SXSW, not to mention, The Omaha Film Festival, and The White Light City Film Festival out of Fremont, NE. However, acceptance to this level of festival is extremely competitive. What is most important is to get the largest media coverage for our screenings as possible. Therefore, the focus of this Company is to get reviewers to cover the films no matter the size of the screenings. Even a small festival screening may be reviewed online by an attendee and subsequently seen by thousands or tens of thousands. Therefore, it is the Company's express interest to reach out to as many opportunities as possible.

3.6 Further Marketing

Once domestic and/or worldwide distribution is obtained for a film, marketing strategies will be adjusted to the goals of the company that purchased the rights. If a limited theatrical opening is in order, information gathered during the pre-release marketing will provide us with invaluable geographic information.

4.0 Securing Distribution

4.1 Distribution Model

Securing distribution is the most important factor in the financial success of any film. Traditionally, producers of new movies seek out sales agents to take their movies to markets and find distributors (buyers) for the films. Under this model, the sales agent takes a percentage of all sales and would control all aspects of a film's exploitation. This is problematic since it adds additional costs to a film and greatly reduces control over how the film is sold.

It is the position of the Company that the traditional model of using a sales agent is outdated, problematic, and entirely unnecessary given the skills of the Management. As such, the Company will use the experience of its Management to ***act as its own sales agent*** and secure distribution directly. Acting as its own sales agent, the Company will save on costs and maintain far greater control. This is a considerable competitive advantage, as sales agency costs alone can amount to nearly 25% of a film's revenue.

4.2 Theatrical

Theatrical releases are expensive, but often worth the cost for specific productions. Wide or limited theatrical distribution usually comes with the involvement of a U.S. distributor. These distributors usually have preexisting relationships with theatre owners guaranteeing screens for a film and therefore the potential to reach the

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widest audience possible. For films that warrant the cost, the Company will use its resources and connections to secure such distribution relationships. Additionally, the Company will look at other theatrical options including "four-walling," where the Company, after determining market interest would pay an exhibitor directly for the right to use a theatre.

4.3 DVD/BluRay

Audiences are becoming used to viewing Direct-to-DVD/BluRay media. Years ago if a project went directly to home market it was assumed to be of a lower quality. However, as technology has advanced, films directly released in these mediums are of a quality that rivals movies in the theaters. The result is that audiences are seeking out great stories wherever they can find them and developing a new acceptance of direct to home market films.

4.4 VOD/SVOD/IPTV and Other Ancillary Rights

(Video on Demand / Subscription Video on Demand /Internet Protocol TV)

Consumer patterns are rapidly changing to take advantage of the digital download and streaming ability of the internet. With more ways to watch downloaded content, the digital market is becoming the most effective way to reach an audience. Market trends show that this is the way technology is pushing all media. Audiences are already seeing content with major stars premiering on downloadable or streaming content across many platforms including Paramount plus, Netflix, Amazon Prime, Roku, Hulu, etc. As such, securing deals directly with digital aggregators worldwide is a primary and very achievable goal for the Company.

4.5 Strategy

As previously mentioned, with the Company acting as its own sales agent, the costs of exploiting a film can be kept low. Additionally, the Company can leverage existing relationships with trusted distribution contacts. These contacts should allow Management to enter into negotiations with certain distribution companies while still in the packaging phase of production. The Company's goal is to secure collaborative information and commitments prior to commencing production.

By working in collaboration with the distribution companies during pre-production, and throughout production and post-production, the Management team can take advantage of these distributor's knowledge and experience in a constantly changing marketplace. Through these relationships, the Company can be assured it is producing films with as much commercial appeal as possible, a fact which translates into financial success and returns for investors.

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4.6 Revenue Stream

In order to understand how a film recoups its costs, it is important to have a basic understanding of what fees and expenses are traditionally deducted from a film's gross receipts before profits are finally distributed. Below is a quick overview of the expenses that are typically deducted before investors recoup and net profits are paid out. With the Company acting as a sales agent and leveraging several unique relationships in the distribution community, many of these costs will be *lowered or deferred*. From each of the listed revenue streams below, the Company can save approximately 25% by acting as its own sales agent:

- Theatrical
    - Film Rental – Theatre owners typically retain 50%-60% of Gross Box Office and remit 40%-50% to the distributor.
    - Distribution Fees – Distributors fees for releasing the film are typically between 15%-25%
    - Distribution Expenses – Cost of prints and advertising for the film recoupable by the distributor
- Home Entertainment (DVD, BluRay)
    - Distribution Fees between 30%-50%
    - Manufacturing and Marketing Expenses usually capped at an agreed upon maximum.
- Foreign Sales
    - Foreign Sales Fees, typically 20%-30%
    - Market Costs – the costs for attending the international sales markets such as Cannes, AFM, Berlin. These costs are typically capped.
    - Ads, trailers, posters, and miscellaneous marketing costs recouped at cost
- Ancillary Markets
    - All other ancillary markets also have costs and fees associated unless they are sold outright for a flat fee. These ancillary markets can take many forms:

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- Television – PPV, Cable, Free, Syndication
- Internet – Video On Demand(VOD), Streaming Video on Demand (SVOD), IPTV
- Soundtrack
- Non-theatrical –airline, cruise ships, air carriers, schools, libraries, military
- Product Placement and Branding Tie-ins

5.0 Investment Opportunity

The revenue models contained in this document are based on certain assumptions and are presented for illustrative purposes only and do not represent a forecast of the results of the Company's operations. Potential investors must recognize that the projections are only estimates, are not guaranteed, and should not be relied upon by any investor in connection with the Company. No independent audit or review of the financial projections or assumptions has been performed. 5.1 Financing Plan

According to the opportunities described in this plan, and based on what we believe are sound business assumptions, our capital requirements are a minimum of $14M for a 7 project slate, and (*a maximum of $30M, which will include the LCD and Green Screen Sound Stages, as well as office space in North/South Omaha.)* Each budget is estimated and may be consolidated into one of the other films in the slate due to talent constraints, time and weather factors, (Winter vs Summer), etc. This could alter budgets up or down to accommodate the unforeseen, e.g. "Rags" may feasibly be able to be completed for $2M vs its intended $2.5M. This would move $500K to "The Innkeeper" moving its' budget from $2M to $2.5M and so on.

Offering Proceeds

Five Picture/Two Series Slate

Use of Proceeds for proposed slate (or the like.)

$2,000,000	"RAGS" (feature film)
$2,000,000	"Poisoned Pawn" (feature film)
$2,000,000	"Ghost In The Graveyard" (feature film)
$2,000,000	"The Innkeeper" (feature film)
$2,000,000	"One-Eighty" (tv pilot)
$2,000,000	"Iconic" (tv pilot)
$2,000,000	"The Tree House War" (feature film)

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$10,000,000 Production offices with internal distribution capabilities, and LCD Green Screen Sound Stages, and Post Production Facility

$6,000,000 Prints & Advertising, Film Festivals, Marketing, Contingency for all projects in the slate.

$30,000,000 Total Use of Proceeds

Key **Highlights**

- **"The Tree House War"** from writer/director, and Lincoln, NE native, **Mike Corkle**, who will return from Los Angeles to helm this fun, family friendly feature that Hollywood consistently seeks out, will take advantage of a wide variety of **local** talent. Cameo appearances from a series of very well-known Hollywood actors will add "star-power" to the film and promote filming more projects in Nebraska as well as convincing young people to stay IN Nebraska.

- A minimum of $450,000+ will be used for talent including at least three key cast members with domestic and international box office appeal and will likely be well known Hollywood actors. Other cast members and extras will be sourced from the talent pool here in Nebraska.

- **"Poisoned Pawn"** will seek the same quality of talent as The Tree House War" (minus the kids), and will star Omaha native, **Randy J. Goodwin**.

- Talent is very important in attracting audiences, therefore we must outsource the bigger names as we begin building a viable film industry in NE. Ultimately, it is the goal of Fallen Giant Films to be able to produce media entirely in Nebraska utilizing Nebraskans, from the inception of an idea, to production, to post finishing as well as distribution in our home state.

- Prints and Advertising, Marketing, Film Festival runs, Film Market visits and an emergency contingency fund are highly necessary to account for any unforeseeable "impossibilities" that may present themselves, like weather, COVID, accidents, etc.

The Company proposes to secure the majority or all production financing from equity investors, preferably from Nebraska. With production funding in place from investors, the company will seek to attach quality domestic and international distributors to plan theatrical or other modes of release. Depending upon the initial reception, the Company may choose to wait until principal photography has

commenced so that distributors will be able to view the professional quality of the film. This strategy will allow the maximum flexibility in a rapidly changing marketplace where the availability of product is in constant flux.

The Company intends to accomplish the following with the investment capital raised:

- Rent local office and production space with the intent to become permanent.
- Hire a top-notch production staff with both local hires and experienced experts from out of state.
- Produce five independent motion pictures for theatrical release, and at least two tv pilots for series television distribution.
- Create a full service distribution office to manage the sale of movies and tv series worldwide.
- Create fan base with aggressive but unique marketing campaign.
- Create buzz and awareness through aggressive film festival campaign.
- Lay the groundwork to create local support businesses for the film industry (post-production facility, grip and lighting company, camera house, generator rental, etc.)

The ability to self-finance puts the Company in the strongest position to control the quality and cost of the project, along with striking the best financial arrangements with distributors.

5.2 Return on Investment

The Company is confident that it has created a slate of projects that audiences worldwide will enjoy and be financially successful. The Company cannot guarantee that the films will be profitable, or that it will even earn back its budget, but will stand behind its commitment to ensure the most reasonable distribution deals possible.

For example purposes only, "The Tree House War" will be used to show how the Company proposes to pay back the investors at the lowest possible budget this film can be produced for, (without named talent).

"The Tree House War" Recoupment Model – <u>Conservative Estimate</u>

Total Estimated Revenue - $10,000,000 - $12,000,000

Estimated budget: $1,000,000

An approximate $1,000,000 budget has been calculated that includes no less than $150,000 for talent. *(A higher number for name talent)*

All production tax rebates and credits (LB840, LB836 and LB156) will be repaid to the investors depending on the shooting location and the amount of expenditures in

those areas. These numbers are not accounted for in this example and may amount to a savings of near 25% of each movies budget.

As can be seen in Table I, family and faith based content are of strong interest to both domestic and foreign buyers based on the enormous success of previous films in this genre.

Table I. Comparable Films with Total Box Office Gross

Title	Production Company	Budget	Box Office
Fireproof	**Provident Films**	**$500,000**	**$33,473,297**
God's Not Dead	**Pure Flix Productions**	**$2,000,000**	**$64,676,349**
Once	**Samson Films**	**$150,000**	**$20,710,513**
Courageous	**Tri-Star**	**$2,000,000**	**$35,690,739**

Sources: Box Office Mojo, IMDBPro

5.2.1 Recoupment Waterfall (for Private Equity Investors)

Estimated Gross Sales - $11,000,000 – conservative estimate
Less: Exhibitor (Theaters) - $5,500,000
Less: Distribution Fees - $650,000
Less: Distribution Expenses - $40,000
Less: Residuals - $100,000
Principal Recoupment Paid to Investors - $1,000,000
Principal Coupon/Interest on Investment - $200,000
Gross Profits before 50/50 profit split – $3,510,000

Investors are first out with $1,200,000, which is recoupment for one film that cost $1,000,000 to make. And this is a very conservative estimate.

Profits will then be split 50/50 between all investors as a group and producers/ actors as a group. Investors as a group then receive $1,755,000 for a total of $2,955,000 and an overall profit of $1,955,000 on top of the original investment. Producers and actors receive $1,755,000. (*Now think about that on a cross collateral slate of 5 films and 2 tv series pilots.) And that's just the beginning as more, and bigger budgeted productions hear about what we're doing in Nebraska!*

With a story as popular as "The Tree House War" with an already built in fan base for this genre, sales could be much greater. With a $22,000,000 gross, profits will be approximately $3,910,000 after principal recoupment and coupon. If the movie is

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very well received, like the examples from Table I above, sales would be north of $11,705,000 or more depending on the cast and buyer interest, as faith and family films are among the top selling types of films in the world.

The cash flow schedule will be itemized and quantified exactly once the final line item budget is completed after equity investment is secured and we proceed to early pre-production: script polish, early casting selections, securing final cast, crew and locations and then production. Our short term goal is to complete the finance, set up production office, secure principal cast, conclude our North American pre-buy discussions and then start soliciting international sales interest.

5.3 Project Timeframe and Checklist

Table II is a "Project Timeframe and Checklist." This list is provided as an example of the immediately actionable items and milestones for the Company.

Table II. Proposed Project Timeframe and Checklist

June 2022	Finish development and final script rewrites
June 2022	First line item budget prepared for "ONE-EIGHTY", rough budget for rest of slate
July 2022	Move into production office
July 2022	Director discussions and first script finalization, second script discussion.
July 2022	First line item budget completed for "ONE-EIGHTY" - includes 10% contingency
July 2022	Discuss early principal casting options
Aug 2022	Discuss production location options in Fremont, Omaha and rest of Nebraska
Aug 2022	Early actor availability and interest determined
Aug 2022	Casting Director secured
Aug 2022	Actor breakdown notice sent out, begin locking in Actors, hold casting sessions
Aug 2022	Interview and hire crew
Aug 2022	Shooting script complete, hire A.D. department
Aug 2022	Second script approved
Sep 2022	All principal cast secured
Sep 2022	Locations secured

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Sep 2022	Early publicity in anticipation of immediate start date
Sep 2022	Shooting script finalized for “ONE-EIGHTY” Pilot
Sep 2022	Cast and crew schedules confirmed
Sep 2022	Set up Post-production facility
Sep 2022	Film production begins on “ONE-EIGHTY” Pilot
Oct 2022	Second script finalized
Oct 2022	First line item budget for second film prepared - includes 10% contingency
Oct 2022	Film production ends, first film
Oct 2022	Post-production begins, first film
Nov 2022	Start casting for second film
Nov 2022	Start pre-production for second film
Nov 2022	Scout and lock in locations for second film
Nov 2022	Lock in crew for second film
Dec 2022	Complete second line item budget
Dec 2022	Lock in major talent and cast for the rest
Dec 2022	Begin production on second film
Dec 2022	Editing substantially completed, composing begins, first film
Jan 2023	Film production ends, second film
Jan 2023	Complete editing, lock visual picture, begin adr/foley sound work, first film
Jan 2023	Post-production begins, second film
Jan 2023	Script for third film discussions
Feb 2023	Complete music composing with final movie edit, first film
Feb 2023	Editing substantially completed, composing begins, second film
Feb 2023	Complete post-production and final sound mixing, first film
Feb 2023	Script finalized, third film
March 2023	Complete editing, lock visual picture, begin adr/foley sound work, second film
March 2023	Premiere Pilot episode of “ONE-EIGHTY” in Omaha, NE

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March 2023	Complete post-production and final sound mixing, second film
May 2023	Premiere second film in Omaha, NE
May 2023	Start pre-production for third film
May 2023	First line item budget prepared - includes 10% contingency
May 2023	Sales push for first and second films begins, festival submissions start
June 2023	Discuss early principal casting options
June 2023	Discuss production location options in Nebraska
June 2023	Casting Director secured
June 2023	Begin locking in Actors, hold casting sessions
July 2023	Interview and hire crew
July 2023	Shooting script complete, hire A.D. department
July 2023	Start film production on third film
July 2023	MipTv market in Film Fests
Aug 2023	Premiere first or second film at Major Film Festival and Market
Aug 2023	Begin domestic and international sales
Aug 2023	Film Production ends, third film
Aug 2023	Post-production begins
Sep 2023	Editing substantially completed, third film
Sep 2023	Conclude North American distribution
Sep 2023	Complete editing, lock picture, begin adr/foley sound work, third film
Sep 2023	Fourth film starts pre-production
Oct 2023	Complete music composing with final movie edit, third film
Oct 2023	Complete post-production and final sound mixing, third film
Oct 2023	Deliver 1st and 2nd films for North American and International buyers
Nov 2023	Film premiere, third film

If any film has a wide theatrical release the revenue generated would be significantly greater than the conservative estimates above and profit splits would be much greater. If more than one of the films has modest success then revenues would also be much higher than the conservative estimates. And if two or more of the films is a

success then the returns on investment will be very high.

Such projections are based on numerous estimates and other assumption about future events and circumstances, many of which will not be within in the control of the Company and its management. No representation, warranty or other assurance is given that such projects will be realized.

6.0 Risk Mitigation Factors

The management team has made every effort, where possible, to determine risks involved with an investment in film. We intend to employ strategies in a variety of areas throughout a film's life cycle to ensure a completed product is efficiently produced, and that a viable avenue for distribution will be available to exploit.

The Company will implement several proven strategies to mitigate risk to investors, including (1) state tax credits and rebates, (2) incorporating the marketing budget into the production budget, (3) setting up a collection account with distributors, and (4) casting marketable actors with name recognition.

Several key factors will be utilized to mitigate investor(s) risk:

- **Controlled Costs** – realistic budget planning, responsible financing, and oversight.
- **Distribution Commitments** – The Company will seek quality U.S. and foreign distribution commitments prior to commencing principal photography.
- **Foreign Pre-Sales** – During the pre-production and production, key international territories and/or domestic rights may be pre-sold
- **Collection Agency** – A collection account manager will be appointed to protect all investors. It is important to monitor the collection process, the allocation and payment of revenue and the exploitation of all potential revenue streams. The exploitation of films creates numerous revenue streams from various countries, which are to be paid to financiers, producers, agents, and other parties. The collection account manager computes revenue streams and provides relevant parties with regular reports and splits revenues between each party in accordance with their contractually agreed entitlement.
- **Copyright Protection and Policing** – The Company will secure and police all rights for its films from piracy and other violations of intellectual property law.

Each step of the way, every decision will be made with investor's interest foremost in mind, to reduce risk and provide opportunity for success and profitability for the film, the investors, and the Company.

7.0 Benefits for Nebraska

The film industry is a unique business that brings great prosperity to the regions in which it operates. Films typically employ hundreds of people for short periods of time at high rates of pay. Most employees are hired from the filming location or its immediate surrounding areas. Along with injecting new salaries into the region, film productions also boost the local economy in the following immediate ways:

- Office and production space rental
- Housing for out of town crew and actors
- Patronage at local restaurants and coffee shops
- Catering for entire crew on all production days
- Employment of local experts including carpenters, painters, Teamsters, location scouts/managers, plumbers, electricians, etc.
- Rental of filming locations
- Purchases at local stores including thrift stores for wardrobe, antique stores for props, etc.
- Employment of local actors for supporting roles and population for extras
- Employment of local law enforcement for security, road closures, etc.
- Use of local advertising and marketing services
- Local rentals including generators, heavy equipment, etc.

Large percentages of the entire filming budget are actually spent in the local community where the production is headquartered and filming takes place.

After the film is exhibited in the theater and then sold to domestic and foreign distributors, the profits return significant funds back to Nebraska investors. The investment is sourced from Nebraska and spent in Nebraska, thereby boosting the local economy, and the profits and return on investment comes back to Nebraska.

As an industry, film is the second largest export business in the United States. Nebraska is well equipped to take a small, but profitable, percentage of that $10 Billion Dollar market. As the infrastructure of local workers and film professionals begins to grow, so will new businesses that satisfy the demand that the film industry will bring. The end result is that Nebraskans can start to take part in one of the biggest industries in the United States.

7.1 Future Nebraska Productions

It is the belief of the Company that this initial slate of films will serve to show

Nebraska and its communities the viability and incredible prosperity to be gained by bringing the film industry into the state.

Other states such as Georgia, Ohio and Louisiana have profited tremendously by enticing the film industry to come to their states with competitive tax incentives. Louisiana in particular has turned their state around since the tragedy of Hurricane Katrina. Now Louisiana hosts a quarter of all films produced in the United States and is seeing revenues higher than ever before.

(below are real and fairly recent numbers for Ohio, a state that is a fledgling when it comes to opening up to the film industry).

Ohio Example:

A new study from the University of Cincinnati Economics Center shows the impact of Hollywood films made in the region.

According to the study, between fiscal years 2014 and 2018 the state of Ohio awarded $35.6 million in Ohio Motion Picture Tax Credits to 30 productions filmed in Greater Cincinnati that resulted in economic impact of $142 million. Those films created 1,054 jobs in that time that resulted in $30.7 million in earnings for local workers.

In 2017 alone, the industry's most impactful year locally, 11 projects were filmed in Greater Cincinnati that created 361 jobs and had a total economic impact of $49.1 million.

That was followed by 2018, which added nearly $30 million in economic impact from five productions in the region that created 215 jobs.

The study was presented by Film Cincinnati executive director Kristen Schlotman at Sundance Film Festival, where one of the locally created films made its debut.

"These reports are indicative of what a major force the motion picture industry has become to our region's economy," Schlotman said. "This could not have been possible without the wealth of local talent, both on screen and behind the scenes, that we have to offer producers and directors, and the industry is taking notice."

The Ohio Motion Picture Tax Credit, which was created in 2009, was amended in 2016 to double the amount available to $40 million each year to encourage motion picture

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and television studios to move to the state. It was changed again in 2017 to create priorities for television series or miniseries.

It is our hope that in response to a successful slate of film productions, Nebraska will adopt a similar tax incentive program to compete with Louisiana and Georgia and lure many more productions to the state.

8.0 The Management Team

Randy J. Goodwin

Born and raised in Omaha, Nebraska, Mr. Goodwin has carved out an amazing career in Hollywood as an actor, producer, writer and director. Having starred in more than 60 network television shows and feature films, which most recently include: "Star Trek: Picard", "All American: Homecoming", "Dynasty", "NCIS", "The Rookie", "The Vampire Diaries", "Grey's Anatomy", "911", "CSI", and "CSI: Miami".

Mr. Goodwin also starred in the critically acclaimed drama, "Kevin Hill" with Taye Diggs, and hit sitcoms, "Girlfriends" and "Abby". He also starred at Marvin Yancy, the husband and producer of Natalie Cole in, "Livin' for Love: The Natalie Cole Story. Randy also co-starred in the action series, "Fast Track" with Keith Carradine, and the political comedy, "Linc's" with Pam Grier and Golden Brooks for The Showtime Network. *Also, because of his moral stance and Midwest values, Randy has turned down more work than any actor in Hollywood, yet is still in the top 1% of working actors. (His managers actually ran the numbers.)*

As a writer, Randy has penned more than 25 television and feature scripts, and has developed a number of television pilots, including the drug and alcohol rehab center pilot, "One-Eighty", currently in pre-production in Omaha.

In 2019, Goodwin completed his "God driven" goal of co-writing, directing, producing and starring in, "The Job", a faith-based drama produced under his Fallen Giant Films banner, shot in Los Angeles. The film was acquired by Sony Picture's, Faith & Family streamer, PureFlix, which debuted June 1st, 2021, to a highly receptive audience. PureFlix head of acquisitions has requested turning the film into a series, which is currently being adapted. The film is still going strong today! He also produced the horror film, "The Call", written by fellow Creighton Prep alum, Patrick Stibbs, which was released in theaters in October of 2020. Randy also has a guest cameo in the film.

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29 years in Hollywood hasn't just been about fame and fortune for Mr. Goodwin. His lifetime goal has been to become successful in Hollywood, master it, bring it back to his Home state of Nebraska, AND SHARE IT! "I love home, (Omaha), and I want to help young people realize their dreams. I want to give them something I never had…a professional actor who made it "Out there", but never came back to offer advice or a hand up. "*Do you know how many potholes I could have sidestepped if someone had shown me the way? Well I'm back, and I'm here to help that same 8 year old, like me, who has a big dream to be on the biggest stage in the world! The possibilities are endless, and achievable. I'm living, breathing proof of that."*

Randy's long relationship with top tier talent and an overall mastery of the film industry has been fundamental in spearheading The NFTVP. He sees his home state as an ideal location to produce and direct great film and television projects, and the NFTVP as the vehicle to do that.

Troy Allen

Troy has more than 28 years of professional experience in business development, lean management, and strategic planning. Allen has worked in higher education for more than 11 years. Prior to joining California State University-Los Angeles, he worked with Welters Kluwer as Executive Director of Operations, managing the legal and financial services division of the Fortune 1000 company. He has consulted at Perot Industries and Dell, Inc. where he practiced six sigma methodologies.

Allen served as a Studio Development Executive for over a decade within the entertainment studio system. Allen's rise as a producer and production executive cumulated in conjunction with his work at studios such as Twentieth Century Fox and Sony Pictures, as well as Wesley Snipes' shingle, Amen Ra Entertainment. Allen developed and supervised numerous studio films such as Waiting to Exhale, starring Angela Bassett, Michael Beach, and Vanessa Williams, and Blade, starring Wesley Snipes. These and many more projects still excite and enrapture audiences today. He now serves as Partner at CMA, further producing and managing talent across multiple platforms, including film, television, and online.

Allen has a Bachelor's Degree in Business from Morehouse College, and an MBA from Georgetown University. He holds a black belt in Six Sigma and has received numerous performance awards for lean operational excellence.

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Mike Corkle

Mike spent over 20 years building experience as an editor, cinematographer, colorist, and writer/director. He made his feature film directorial debut with, "The Survival Games" in 2012, which was distributed by Netflix in the US and Canada, and released in Europe and Asia.

Recently, he directed Tiffany Haddish in a national ad campaign and produced the pilot, "Owners Box", a sports docs-series on NFL owners.

Corkle also recently directed an episode of "American Anthems", an original TV series released in 2020.

Mike resides in Santa Clarita, CA with his wife and son, but longs to return to his roots in Nebraska to help make film dream come true.

Brian Sabata

Mr. Sabata has previously been the Head of Business Affairs for Lighthouse Pictures and Camelot Distribution Group. In these positions, Mr. Sabata was responsible for numerous day-to-day workings of the businesses, including the domestic and international acquisition, distribution, and maintenance of over three hundred motion pictures. This work, along with experience in business management, business planning, and marketing, has provided Mr. Sabata with a unique grasp of the workings of the international movie industry and the efforts of *The Nebraska Film & TV Project*.

Mr. Sabata graduated from the University Of Nebraska College Of Law with a Juris Doctorate and is a member of the Order of the Barrister. Mr. Sabata also holds a bachelor degree with high distinction in Business Administration from the University of Nebraska Lincoln.

The bonus addition to the team is Producer, **Stacy Heatherly**

After twenty-nine years in the film industry, Stacy founded the nonprofit, *"The Digg Site Productions"*, which she currently serves as Director of Development and Distribution. Although Stacy's focus is on building an Equestrian Film Studio and distribution of Diggsite documentaries, she is excited about working in conjunction with Fallen Giant Films to facilitate scripted distribution as well as collaboration on multiple projects. She is also the founder of the *Eastern Nebraska Film Office,* and has successfully implemented the ONLY film incentive program currently in Nebraska. Fremont to be exact.

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Stacy has dedicated the last seven years to building the film industry in Nebraska and will continue to develop and nurture a "Film Friendly" community and infrastructure bringing films to Nebraska and working with film friendly professionals to build the Equine Film Studio in Fremont. Most recently, Stacy has been working with Hollywood producer, Andrew Troy, who is directing the upcoming $19M, historical drama, *"I Am A Man", the inspirational story of Ponca chief, Standing Bear, largely in part, because of the Fremont incentive instituted by Stacy. "I Am A Man" will be filmed in Fremont and Omaha. "Thank you , Stacy!"*

Stacy's body of work and expertise was built working with such notable directors as Bernie Caulfield and Alexander Payne on *"About Schmidt", "Haunting Villisca", "Up In the Air", "Closure: Can It Really Be Possible?", "Rewired", "Vows of Deception", "Mind Over Murder", "Gone In the Night", "Proof Positive", "Mannheim Stem Roller", "12 Days of Giving", "To Wong Foo: Thanks for Everything", "Julie Newmar", and "Le Flame Rouge".*

Feel free to reach out to Randy J. Goodwin directly @
818-919-6165 or randyjgoodwin@me.com

Thank you for your support…

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88 Tactical - Omaha Addition		Unit Cost	Total Cost	% of Project
		8/3/2021 - No Basement		
Acquisition			**$ 850,000**	**3.8%**
Site Aqusition and Due Diligence			$ 850,000	3.80%
Hard Costs			**$ 21,431,420**	**95.9%**
Building Construction	1 LS	$ 12,714,000	$ 12,714,000	56.90%
General Requirements	1 LS	$ 1,017,120	$ 1,017,120	4.55%
Project Staffing	1 LS	$ 325,000	$ 325,000	1.45%
Job Services (Permits, Fees & Insurance)	1 LS	$ 22,500	$ 22,500	0.10%
Weather Protection	1 LS	$ 75,000	$ 75,000	0.34%
Construction Contingency	1 LS	$ 1,907,100	$ 1,907,100	8.53%
CM/GC Fee	1 LS	$ 635,700	$ 635,700	2.84%
FF&E Total	1 LS	$ 4,735,000	$ 4,735,000	21.19%
Soft Costs			**$ 913,571**	**4.1%**
Permit	1 LS	$ 22,500.00	$ 22,500	0.10%
Geotech / Phase 1 / Topo	1 LS	$ 11,250.00	$ 11,250	0.05%
Civil Design	1 LS	$ 45,000.00	$ 45,000	0.20%
Architectural Design + CA Allowance	1 LS	$ 834,821.00	$ 834,821	3.74%
Special Inspections / SWPPP	1 LS	$ 42,500.00	$ 42,500	0.19%
Legal Fees	1 LS	$ 55,000.00	$ 55,000	0.25%
Builders Risk	1 LS	$ 7,500.00	$ 7,500	0.03%
Total Project Cost			**$ 22,344,991**	

$	745

Darland Cost Progression **10/8/2022**

1	Grading	90000	SF	$	1.50	$ 135,000
2	Building Demolition	27000	SF	$	12.00	$ 324,000
3	Site Utilities	1	LS	$	270,000.00	$ 270,000
4	Site Concrete	20000	SF	$	10.00	$ 200,000
5	Landscaping	1	LS	$	35,000.00	$ 35,000
6	Core & Shell	30000	SF	$	175.00	$ 5,250,000
7	Add for 2 Story	12500	SF	$	55.00	$ 687,500
8	Rest Rooms	1000	SF	$	250.00	$ 250,000
9	Support and Offices	5000		$	150.00	$ 750,000
10	Green Rooms	5000		$	250.00	$ 1,250,000
11	Kitchen	1500		$	125.00	$ 187,500
12	Production Stages	12500		$	250.00	$ 3,125,000
13	Storage	5000		$	50.00	$ 250,000

Building Construction	**$ 12,714,000**

General Requirements	$ 1,017,120.00
Project Staffing	$ 325,000
Job Services (Permits, Fees & Insurance)	$ 22,500
Weather Protection	$ 75,000.00
Construction Contingency	$ 1,907,100.00
CM/GC Fee	$ 635,700.00
	$ 16,696,420

Total Building	30,000	SF	Per Sf	$ 557
Total Site	90,000	SF		

Construction Director

Soft Costs

Permit	1	LS	$	22,500	$ 22,500.00
Geotech / Phase 1 / Topo	1	LS	$	11,250	$ 11,250.00
Civil Design	1	LS	$	45,000	$ 45,000.00
Architectural Design + CA Allowance	1	LS	$	834,821	$ 834,821.00
Special Inspections / SWPPP	1	LS	$	42,500	$ 42,500.00
Legal Fees	1	LS	$	55,000	$ 55,000.00
Builders Risk	1	LS	$	7,500	$ 7,500.00

Total - FF&E Only	**$**	**1,018,571.00**

FF&E

Signage - Exterior			$ 50,000
Stage Equipment			$ 4,000,000
Environment Graphics - Interior			$ 35,000
Controlled Access / Cameras			$ 225,000
Office Furniture			$ 155,000
Green and Dressing Room Furnishings			$ 55,000
Kitchen			$ 65,000
Shelving			$ 50,000
Stage Lighting			$ 100,000
FF&E Total	**1 LS**	**$ 4,735,000.00**	**$ 4,735,000**

Grant Application

Row 342

Organization Name (if applicable)	Skatefest Omaha
Physical Address	3712 N 41st St. Omaha, NE 68111
Mailing Address	
Website	www.skatefestomaha.com
Social Media Accounts	https://www.instagram.com/skatefestomaha/ https://www.facebook.com/SKATEFESTOMAHA/
Name	Blake Harris
Title	Executive Director
Email Address	Blake@skatefestomaha.com
Phone	+1 (402) 850-9417
Team	Yes
	President : Blake Harris, Board President , CEO, NuVision Creatives Treasurer : Eric Marshall , Treasurer, Insurance Agent, Farmers Insurance Secretary : Teresa Stastney, CEO, Teresa Jean Creative Board Member : Lewis Ryan, CEO, Nebraskicks Board Member : Edward Saunsoci, CEO, DVLP Basketball Board Member : Jeff Fowler, CEO, Fowler Decks and More. Additional Team members include Spark CDI, One Omaha and Tracy Schutt (Nonprofit Association of the Midlands)
Organizational Chart	The organization chart will be uploaded at the end of the application.
Other Completed Projects and/or Accomplishments	Since starting in 2021, Skatefest Omaha has thrown over 11 events supporting the skateboarding and art communities in Omaha with a focus on BIPOC. Our events have included skate competitions, art shows, live music events, live art, youth activities, workshops, local vendors, nonprofits, and more. Each event has amassed 200-500 youth, young adults, and families. Our art shows have supported 40 different Artists, Vendors, and Skateboarders alike. We've partnered with organizations such as the Sherwood foundation, the Omaha Community Foundation, BFF Omaha, KANEKO, College Possible, Culxr House, The Kim Foundation, Union for Contemporary Arts, North Omaha Music and Arts, North Omaha Trail, and more. The OERC proposal supports our overall goal to develop safe and inclusive indoor skatepark to practice the sport that provides much needed exercise, confidence, and discipline.
Proposal Title	SkateFest Head Quarters (SFHQ)

Total Budget ($)	$2,114,880.00
LB1024 Grant Funding Request ($)	$2,114,880.00
Proposal Type	Capital project
Brief Proposal Summary	Skatefest Omaha uses skateboarding and art to provide Black and Brown youth in with access to safe spaces and mentoring, increase diversity, provide hands on learning experiences and a platform for self-expression. Skatefest Omaha is founded and led by Executive Director, Blake Harris, a young Black man with a passion for skateboarding. SkateFest Omaha is normalizing and amplifying the voices of marginalized people through our skateboarding events and programming. We address Diversity, Equity and Inclusion and Representation by inviting diverse team members, artists, entrepreneurs to volunteer with us. We intend to develop an indoor skatepark to provide a safe space for learning, acceptance and development among BIPOC youth and young adults in the skateboarding community, Artists, and small business owners. The proposed location is 2564 Harney Street Omaha, NE 68131. June 2023 Receive funds June 2023 Purchase of building June 2023 Contract help for plans on upgrading facility June 2023 Contract help for plans on building skatepark/music venue August 2023 Start building upgrades, building remodeling, offices, classrooms, February 2024 Finish building upgrades February 2024 Start building skatepark May 2024 Finish Skatepark June 2024 Organize administrative, programs, key staff, etc. September 2024 Grand Opening
Timeline	June 2023 Receive funds June 2023 Purchase of building June 2023 Contract help for plans on upgrading facility June 2023 Contract help for plans on building skatepark/music venue August 2023 Start building upgrades, building remodeling, offices, classrooms, February 2024 Finish building upgrades February 2024 Start building skatepark May 2024 Finish Skatepark June 2024 Organize administrative, programs, key staff, etc. September 2024 Grand Opening
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Quality of Life (i.e., create or enhance natural spaces,

	mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	Skatefest Omaha uses skateboarding and art to provide Black and Brown youth in with access to safe spaces and mentoring, increase diversity, provide hands on learning experiences and a platform for self-expression. Skatefest Omaha is founded and led by Executive Director, Blake Harris, a young Black man with a passion for skateboarding. SkateFest Omaha is normalizing and amplifying the voices of marginalized people through our skateboarding events and programming. We will teach skateboarding to youth, community art classes partnered with local organizations/BIPOC professionals such as Creative Impulse by Jennifer Young. Community Music classes partnered with local organizations/BIPOC professionals. Classes teaching Financial literacy/wealth development and entrepreneurship to young adults and local families. Classes educating on the importance of Mental health Provide first time employment experience to high school students and young adults. Programming partnered with local BIPOC organizations and professionals. We will focus on hiring local high school students/young adults and provide workforce training programs for those new to the workforce. Civic uses: The Space will also serve as an event venue for neighborhood meetings, social gatherings, and other multipurpose uses. Space will be a concert venue hosting local and regional artists. Local monthly vendor markets will be hosted focusing on small business, artists, non-profits, and BIPOC entrepreneurs. Easily accessible facility providing youth and young adults a physical health outlet. Recreation: This project will enhance recreation in east Omaha because there is a large skateboarding population but no skatepark indoors. Nebraska has cruel winters leaving this large population subject to negative mental health and physical health issues. During the winter This facility will encourage youth to stay active during the winter This facility will encourage youth and young adults to stay out of trouble leading to gangs and violence. The facility encourages people to skateboard and use public transportation with 13 bus stops around a 2 block radius. Soon there will be a street car going to Harney making this location more easily accessible. Space will greatly improve the district it’s in by bringing more people from all over omaha/region through events, regional skateboarding competitions, Concerts, and art shows/exhibits to the area encouraging more investment into the neighborhood. Bringing a BIPOC mixed use culture destination will enhance the area. Having an easily accessible safe space for at risk youth will improve the drug and gang violence in area making it a safer area for low income families to thrive. As of now the spot is a run down building, there are lots of broken down buildings nearby. Renovating and developing this space will improve the overall look of the neighborhood. Bring murals to the area from local artists, community garden along the side of the lot for locals. An indoor skatepark serves as a great health benefit for locals and provides an easily accessible exercise facility which will increase health benefits to youth and young adults encouraging a healthier lifestyle.
Visioning Workshop Findings Alignment	The skatepark facility will address some of the visioning workshop finding. Strengths addressed, Project is located inside an abandoned building with lots of upgrades needed. With so much work needed to the building, it would have most

	likely sit for years. This project will revitalize the building which would have otherwise been left vacant. This project will be ran by Blake Harris,BIPOC Executive Director from the community who lives in the community. With the rail car coming through Harney Street, it will be for BIPOC to get equity in this area. Lack of black owned companies that attract others from outside the community With the Bay in Lincoln moving to an all youth facility, and young adults/adults having nowhere to skateboard in the winter, this will attract and serve people from all walks of life, all over the region. The facility will be BIPOC owned and operated. Weaknesses the project addresses: Need meeting space, community space This project will serve as a community space for youth, young adults, artists, musicians. Will be available for meetings, gatherings, events, arts, music performances, concerts, etc. We will have meeting space upstairs available for local community. Negative perceptions of south Omaha immigrant and diverse This project will help change that stigma bringing lots of positivity into the area Being a regional hub, people from all over will be able to come to east Omaha showing people the goodness of it and changing perceptions Systemic racism, poverty, and redlining. This project directly attacks this by bringing a new state of the art facility into the area. Mental health for middle and high school students. Behavioral health issues with these children. Our main target audience is middle and high school students, by moving forward with this project we will be able to directly invest into these youth teaching them mental health and training them on behavioral health.
Priorities Alignment	Skateboarding addresses public health turmoil. The Skatefest Headquarters is an easily accessible facility to practice what they love and exercise, especially during the winter months. Through our proposed facility, we will provide a place for BIPOC communities to thrive physically, financially through financial literacy and wealth development, job training and career readiness. We will also address the needs for assistance for small businesses owners by highlighting local BIPOC businesses.
Economic Impact	CEO: 75k Operations director: 60k Art director: 45k Music director: 45 k Program director: 45 k 4 Skatepark staff: 80k (part time) Contruction Teams: Architect, contractor, engineer at $19/hourly wage.
	8-15
	10-15
	Program Director $55K, Operations Director: $60k Art Director: $55K Music Director: $40K, Sk8 Skills Coaches $45K
	Our programming will prepare youth and young adults to enter into college, the workforce and or entrepreneurship through programs and training provided through collaborations with local organizations such as College possible, 100 Black Men of Omaha, Heartland Workforce Solutions. For contractors, we plan on opening two more locations in north and south omaha to increase job opportunities and economic viability.
Community Benefit	Skateparks are one of the fastest growing recreational activities in the United States. Skateboarding youth often prove to be incredible advocates for the things that are important to them,

	and the long process of skatepark development is transformative not just for the skateboarders but for the community. By hiring BIPOC from the community we can create a diversified staff that represents the community we live in. Developing between North and South Omaha creates accessibility to both communities for representation. The space will allow economic and wealth creation opportunities by providing financial literacy courses and bays for BIPOC small businesses, nonprofits, entrepreneurs, and Creatives. Local Omaha researchers with Omaha Police Department have provided evidence that proves when a Neighborhood is cleaned and cared for, violence and crime decreases by 75% and community livability and pride increases. The indoor skatepark would serve as a community hub for youth and young adults to be active, engage in community events and programming.
	We plan to utilize the skatepark as an accessible space for teaching financial literacy and wealth development in the neighborhood to allow for families to better understand how to grow their finances and manage their income. We will also teach workforce development to create employability among youth and young adults to include resume writing and internal job opportunities. Quality of Life; there is data to show health benefits to skateboarding including cardio, increased positive outcomes for mental health and confidence. Data provided by Abide and the Omaha Police Department shows when a neighborhood is clean and cared for, crime and violence is decreased by 75%. We anticipate murals and green spaces to improve the neighborhood and instill a renewed sense of pride.
Best Practices/Innovation	According to Tony Hawk Project, more than 6 million visitors annually visit Skateparks throughout the United States. INNOVATION There has never been a skatepark, youth programming, artist engagement, music venue in omaha. People will flock from the region to check this place out.
Outcome Measurement	Additional outcomes we will measure are: Improved financial education for low income BIPOC families and young adults. Number of participants attending classes, demographics such as age, area codes. We will track Improved soft and hard skills learned from SK8 school, media and marketing classes, art classes, mental health practices and yoga through providing surveys at the end of each program session. We will track employability for local high school students and young adults through keeping track of attendance, classes completed, resumes built, and jobs received through the program. New high paying jobs for administrative staff and competitive wages for facility staff we will Keep track by keeping count of staff and wages.
	The outcomes will be measured through surveys, listening sessions and assessments conducted by our Program Manager. We also intend to have additional comprehensive development of our data through STEPS at the University of Nebraska Omaha.
	The Skatepark will create a regional creative hub centered around skateboarding, music, and art will attract more small businesses to the area as well as local and national investors. Occupying the space will greatly improve the district it’s in by bringing more people from all over omaha/region to the area through large events from skateboarding, art exhibits, and concerts encouraging more investment into the neighborhood

	Soon, the streetcar will be going through the area leading to great access to the area from all over and ultimately bringing more investment, it's important to get BIPOC equity and an organization centered around bipoc growth
Partnerships	Yes
	Skatefest has partnered with Kaneko, Hope Center for Kids, 75 North, North Star and BFF Omaha to produce mobile skatepark experiences for youth to paticipate in . The experiences allow for youth to learn and refine skateboarding skills in SK8 school, create their own art project using skateboards and design.
	We do not currently have any formal agreements or MOU regarding the indoor skatepark.
Displacement	No
Displacement explanation	
Physical Location	The physical location is 2564 Harney Street Omaha, NE 68131. It sits in QCT 40, right in the middle of both the north and south Qualified Census Tracts (QCT) and right off the Interstate 480. SkateFest HQ will serve as an easily accessible destination for youth and young adults located in the areas described above. There are 26 bus stops nearby, 2 heartland bicycle stations, two schools including one high school and one elementary school within three blocks. Interstate 480 entrance and exit 2 blocks away, making it easily accessible to not only north and south, but the greater Omaha metro area. The building stands in very good condition, there are no structural upgrades needed, just remodeling to fit the skatepark space. The building is almost move in ready.
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	Not applicable.
Property Zoning	No
Is the project connected to utilities?	
	Yes
	Yes
Design, Estimating, and Bidding	No
	No
	Costs were determined through research on typical costs of an indoor skate park along with advisement from Spark CDI who work in the commercial development space.

General Contractor	No
Request Rationale	The requested funds will go towards a new Skatepark Construction project. We did not have time to get a full appraisal for everything we wanted to do so the representative in the technical assistance meeting advised us to add in $200-$400 per square feet. We've chosen $150/sqft because the building is in good shape and almost move in ready.
Grant Funds Usage	LB1024's grant funds will fully fund purchasing the property and remodeling the building for our intended purpose.
Proposal Financial Sustainability	Yes
	Not applicable
Funding Sources	We anticipate seeking funding from local investors, small business loans and foundation grants. We will also have revenue through music events, concerts, weddings, vendor markets, entrance fees for use of skatepark, art shows, and grant funding.
	We currently do not have any funding sources or requests at this time for the Skatepark only programming
	Although we anticipate seeking additional funding, we cannot continue making significant growth towards the completion of the project without the support of funds from the current proposal.
Scalability	Yes the proposal is scalable.
	The project can be expanded to the whole building next door. In the future, we plan on having a facility in North Omaha and South Omaha, for right now we are focusing on a central location accessible to both communities rovide locations
Financial Commitment	At this time, Skatefest does not have additional financial commitment to the proposal outside of current funding for programming for the 2022-2023 year.
ARPA Compliance Acknowledgment	☑
ARPA Reporting and Monitoring Process Acknowledgme	☑
LB1024 Funding Sources Acknowledgment	☑
Public Information	☑

File Uploads	Additional Location Documents (see application for list) Environmental assessment of subject site. Is the property a brownfield site? Organizational Chart Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Pro Forma Proposal Budget/Sources and Uses Request Rationale Documentation

Douglas County, Nebraska Property Record - R0746280001

Information is valid as of 2022-09-30

Print Report
View Interactive GIS Map
Treasurer's Tax Report
Great Feature → → → Subdivision Sales Search

Taxpayer

2564 HARNEY LLC

1516 CUMING ST
OMAHA NE 68102-0000

Property Information

Key Number:	4628 0001 07
Account Type:	Commercial
Parcel Number:	0746280001
Parcel Address:	2564 HARNEY ST OMAHA NE 68131-0000
Abbreviated Legal Description:	CAPITOL ADD LOT 6 BLOCK 0 S10 E30 W90 FT SL 10 + W 95 FT SL 7 LOT 6

Value Information

	Land	*Improvement*	*Total*
2022	$120,400	$233,300	$353,700
2021	$120,400	$233,300	$353,700
2020	$120,400	$217,900	$338,300
2019	$120,400	$217,900	$338,300
2018	$120,400	$203,900	$324,300
2017	$120,400	$166,100	$286,500

Sales Information

Sales Date:	**2007-01-31**				
Deed Type:	WD	***Book:***	2007	***Page:***	017512
Price:	$229,000				
Grantor:	WILLS EILEEN				
Grantee:	1213 JONES LLC				
Valid/Invalid:	Valid				
Exclusion Reason:					

Show All Transactions

Land Information

Acres	*SF*	*Units*	*Depth*	*Width*	*Vacant*
0.28	12540.0	0.0	0.0	0.0	

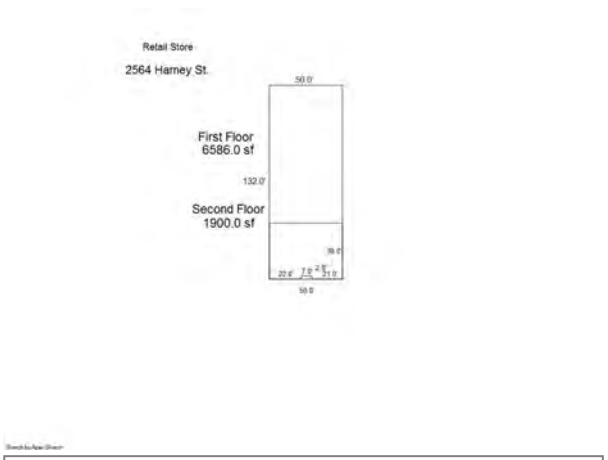
Land Attributes

Attribute	*Attribute Description*
Location	Inferior -70

Improvement Information

Building 1

CLICK TO ENLARGE IMAGE

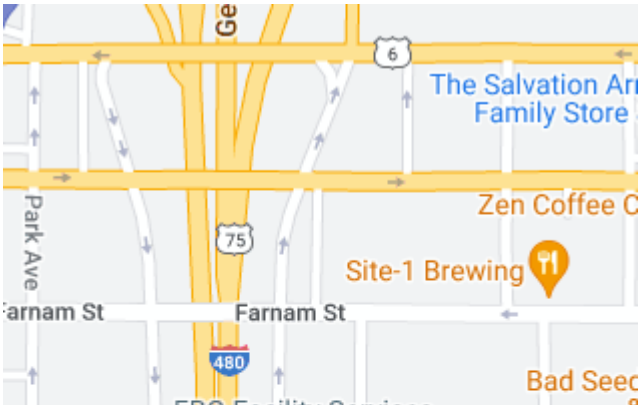


CLICK TO ENLARGE IMAGE

Square Footage:	8486.0	**Percent Complete**:	100.0%
Perimeter	368.0	**Quality**:	Average
Unit Type:		**Condition:**	Fair
Built As:	Retail Store	**Condo Square Footage:**	0.0
HVAC:	Package Unit	**Rooms:**	0.0
Exterior:		**Units:**	1.0
Interior:		**Baths:**	0.0
Roof Cover:		**Bedrooms:**	0.0
Roof Type:	Flat	**Stories:**	2.0
Floorcover:		**Foundation:**	
		Sprinkler Square Footage:	0.0

Year Built	*Year Remodeled*	*Percent Remodeled*	*Adjusted Year Built*	*Physical Age*
1928	0	0%	1928	0

Detail Type	*Detail Description*	*Units*
Add On	Paving Asphalt Park	4800.0



To interact more fully with Google Maps and Street View go to this link **Google**. If you require a more exact property location, you may use the **Interactive GIS Maps** that are maintained by our office.

MULTIPURPOSE SPACE FOR LEASE

2564 HARNEY STREET, OMAHA NE 68131

PROPERTY DETAILS

Lease Rate	4.50 NNN's
Total Available	8,416 SF
Min. Divisible	1,900 SF
Max. Contiguous	8,416 SF

Year Built	1928
No. of Floors	2
Lot Size	0.28 AC
Use	Office/Retail

DESCRIPTION

Over 8,400 SF of industrial flex space in Downtown Omaha now available. Wide open space with high ceilings, garage door, second floor office space, front show room and designated parking lot. This space could be anything, an event venue, office, manufacturing, showroom or anything you may dream.

RYAN ELLIS
rellis@pjmorgan.com
402-578-7536

Information furnished is from sources deemed reliable, but is not guaranteed by PJ Morgan Real Estate, or its agents and is subject to change, corrections, errors, omissions, prior sales or withdrawal, without notice.

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CENTRAL HIGH

SFHQ

Hospital

Capitol Rows Apartments

Seemann Stadium

CHICAGO

N 20TH ST

DAVENPORT ST

N 24TH ST

Central High School

Joslyn Art Museum

The Bike Union and Coffee

N 18TH ST

Casey's

480

75

Walgreens

S 27TH ST

The Salvation Army Family Store

DOUGLAS ST

S 30TH ST

S 27TH AVE

Site-1 Brewing

hank & ax

Zen Coffee Company

FARNAM ST

Even Hotels Omaha Downtown - Old Market

Wells Fargo Bank

The Grove Juicery Plus Wellness Cafe

The Rose Theater

Omaha-Douglas Civic Center

Jensen Tire & Auto

S 18TH ST

Enterprise Rent-A-Car

Bank of the West

S 19TH ST

DEWEY AVE

Lasting Hope Recovery Center

YMCA

HOWARD ST

S 29TH ST

S 28TH ST

S 26TH ST

S 24TH AVE

Lone Tree Animal Care Center

Omaha Children's Museum

Dirty

LANDON CT

S 21ST AVE

ST MARY'S AVE

Park East

Completely KIDS

Creighton University Residence

S 19TH AVE

81°

AQI 54

Alliance Barbershop and Supply

DRAKE COURT WALK

3:06 PM Tue Oct 4
46%
Search Maps
Favorites
More
Home
Add
Work
Add
Add
DOUGLAS ST
Allied Oil & Tire Company
Hanat Restaurant/ Somali Restaurant
Omaha Jitterbugs
Allure Salon
402 Hotel
Scottish Rite Masonic Center
Site-1 Brewing
hank & ax
Zen Coffee Company
International Cafe
Even Hotels Omaha Downtown - Old Market
Manhattan Deli
FARNAM ST
Holiday Inn Express & Suites
The Grove Juicery Plus Wellness Cafe
The Rose Theater
Federal Reserve Bank of Kansas City - Omaha
Jensen Tire & Auto
Milk Run
Bad Seed
HARNEY ST
Firestone Complete Auto Care
H Olafsson International Specialty Foods
Enterprise Rent-A-Car
Superior Store Supply
Victory Barber
480
75
DEWEY AVE
Lasting Hope Recovery Center
YMCA
HOWARD ST
Lone Tree Animal Care Center
Felius
Avis
Omaha Children's Museum
LANDON CT
Rose & Crown Pub
Park East
The Light of the World Church
ST MARY'S AVE
Completely KIDS
Domino's Pizza
Impact Merchandising
KeyKey's Kitchen
Liberty Elementary OP
DRAKE COURT
JONES ST
St. Peter Catholic Church
Whole Fam Damily Tie Dyes
Naughty Buddha Burger Bar
St Peter's Social Hall
Ferguson's Bike Shop
House of Conundrum
All Nations
Four Aces Snacks & Tobacco
LEAVENWORTH ST
Midwest Bedding Company
House of Mufflers & Brakes
Don's Uniforms
Phillips 66
Mariscos El Culichi
Ferguson Plumbing
St Vincent Depaul Super Thrift Store
US Post Office
Metropolitan Community Church of Omaha
MARCY ST
81°
AQI 57
S 24TH ST
S 24TH AVE
S 25TH ST
S 26TH ST
S 26TH AVE
S 27TH ST
S 28TH ST
S 29TH ST
S 21ST AVE
S 22ND ST
S 19TH AVE
SFHQ
LIBERTY ELEMENTARY

Burger King
DODGE ST
480
Creighton Federal Credit Union
NEBRASKA RECYCLING COUNCIL MEMBER
The Salvation Army Family Store Drop Box
The Salvation Army Family Store
24th & Dodge
Joslyn Art Museum
DODGE ST
Penske Truck Rental
S 27TH ST
DOUGLAS ST
DOUGLAS ST
24th & Douglas
DOUGLAS ST
Hanat Restaurant/ Somali Restaurant
402 Hotel
S 29TH ST
S 28TH ST
S 27TH AVE
Kountze Memorial Lutheran Church
Site-1 Brewing
All Makes
hank & ax
International Cafe
Even Hotels Omaha Downtown - Old Market
FARNAM ST
FARNAM ST
Heartland Bike Share
Holiday Inn Express & Suites
The Grove Juicery Plus Wellness Cafe
Katelman Antique Restoration
Federal Reserve Bank of Kansas City - Omaha
Milk Run
Bad Seed
HARNEY ST
HARNEY ST
H Olafsson International Specialty Foods
25TH ST
Enterprise Rent-A-Car
Cooper Brown Art
First Baptist Church of Omaha
DEWEY AVE
DEWEY AVE
480
75
Lasting Hope Recovery Center
HOWARD ST
S 24TH AVE
Felius
S 22ND ST
S 29TH ST
S 28TH ST
S 27TH ST
S 26TH AVE
S 26TH ST
Park East
LANDON CT
Solid Rock Christian Center
The Light of the World Church
ST MARY'S AV

SFHQ

BUDGET (building PURCHASE)	
Building Purchase:	$ 500,000.00
Construction/Renovation ($150/sqft x 8416sqft):	$ 1,262,400.00
TOTAL	**$ 1,762,400.00**
20% Contingency	$ 352,480.00
TOTAL	**$ 2,114,880.00**

BUDGET (building LEASE)	
Building Lease $4.50/sqft x 8416sqft (10yrs)	$ 378,720.00
Construction/Renovation ($150/sqft x 8416sqft):	$ 1,262,400.00
TOTAL	**$ 1,641,120.00**
20% Contingency	$ 328,224.00
TOTAL	**$ 1,969,344.00**

PRO FORMA						
Expenses:	**2023**	**2024**	**2025**	**2026**	**2027**	
Payroll	$ 30,000.00	$ 90,000.00	$ 157,000.00	$ 217,000.00	$ 350,000.00	year 1 (ED: 30k), year 2 (ED 60k/Operations Dir. 30k Part time), year 3 (ED 75k, Operations Dir. 50k, 3 skatepark staff 32k Part time), year 4 (ED 75k, Operations Dir. 60k, Art Dir. 45k, Music Dir. 45k, program dir. 45k, 4 skatepark staff 80k part time)
Professional services (accounting, marketing, etc.)	$ 6,000.00	$ 7,500.00	$ 10,000.00	$ 12,500.00	$ 15,000.00	
Contractors (Skate school, skate camp, events, etc.)	$ 30,000.00	$ 45,000.00	$ 60,000.00	$ 60,000.00	$ 60,000.00	
Programming supplies/equipment	$ 20,000.00	$ 20,000.00	$ 20,000.00	$ 20,000.00	$ 20,000.00	
Office supplies	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	
Building expenses (utilities)	$ 10,000.00	$ 30,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00	
Classes (Mental Health, Finance, Arts, Skateboarding, etc)	-	$ 20,000.00	$ 30,000.00	$ 40,000.00	$ 40,000.00	
Insurance	-	$ 24,000.00	$ 24,000.00	$ 24,000.00	$ 24,000.00	
TOTAL:	**$ 101,000.00**	**$ 241,500.00**	**$ 356,000.00**	**$ 428,500.00**	**$ 564,000.00**	
Revenue:						
ARPA	$ 2,130,000.00	-	-	-	-	
Skatepark Entrance Fees (adults/day x 5days/wk @ $10 fee)	-	$ 16,000.00	$ 64,000.00	$ 76,800.00	$ 92,160.00	Year 1: UNDER CONSTRUCTION, Year 2: 20 adults/day (4 months), Year 3: 20/day (12months), Year 4: 20% increase, year 5: 20% increase
Concert Ticket Sales (adults/day x 2days/wk @ $20 fee)	-	$ 32,000.00	$ 128,000.00	$ 153,600.00	$ 184,320.00	Year 1: UNDER CONSTRUCTION, year 2: 50 adults/day (4 months), year 3: 50/day (12months), year 4: 20% increase, year 5: 20% increase
Vendor Market Fees (20% of sales 1x/month)	-	$ 8,000.00	$ 32,000.00	$ 38,400.00	$ 46,080.00	Year 1: UNDER CONSTRUCTION, Year 2: $10,000 x 20% (4 months), year 3: $10,000 x 20% (12months), year 4: 20% increase, year 5: 20% increase
Art Exhibition Fees (20% of sales 1x/month)	-	$ 16,000.00	$ 64,000.00	$ 76,800.00	$ 92,160.00	Year 1: UNDER CONSTRUCTION Year 2: $20,000 x 20% (4 months), year 3: $20,000 x 20% (12months), year 4: 20% increase, year 5: 20% increase
Venue rentals (3,000/day)	-	$ 24,000.00	$ 96,000.00	$ 115,200.00	$ 138,240.00	Year 1: UNDER CONSTRUCTION, Year 2: 2 rentals/month (4 months), year 3: 2 rentals/month (12months), year 4: 20% increase, year 5: 20% increase
TOTAL:		**$ 96,000.00**	**$ 384,000.00**	**$ 460,800.00**	**$ 552,960.00**	

	ORGANIZATIONAL CHART			
Blake Harris	**Eric Marshall**	**Teresa Statsney**	**Edward Saunsoci**	**Lewis Ryan**
President	Treasurer	Secretary	Board Member	Board Member
		Blake Harris		
		Executive Director		
	Nikolas Deker	**Thomas Habur**	**Jocelyn Anderson**	
	Music Director	Art Director	Programming Director	
		Consultants:		
		Spark CDI		
		ONE Omaha		
		Tracy Schutt - NAM		

Grant Application

Row 343

Organization Name (if applicable)	
Physical Address	2938 S 134th Ave
Mailing Address	
Website	
Social Media Accounts	
Name	Elisha Rodriguez
Title	
Email Address	themosaicproperties@gmail.com
Phone	+1 (402) 880-8683
Team	No
Organizational Chart	
Other Completed Projects and/or Accomplishments	
Proposal Title	The Good Life
Total Budget ($)	$2,850,000.00
LB1024 Grant Funding Request ($)	$560,000.00
Proposal Type	I do not know
Brief Proposal Summary	We are still looking for an exact location but would plan to build a mix used development in conjunction with the MCC college to have both housing and business foe particularly underrepresented minorities in two areas of town one near Fort North Omaha Campus, and South Omaha Campus. Through this expansion we would service tradesmen to help with build out. The facilities would be
Timeline	2023
Percentage	100%

completed by July 2025	
Funding Goals	Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha)
Community Needs	Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	Our proposal would be quality of life and increased multi generational awareness to finance, housing and self sustainability
Visioning Workshop Findings Alignment	We will work with the surrounding community, schools, and faith based organizations to ensure a higher quality of life can be achieved
Priorities Alignment	Based on the core initiatives it directly aligns with what is needed.
Economic Impact	Administration, Educational, Construction, Customer Relations.
	125
	50
	$17-35
Community Benefit	Empowering the community, with addional income the community will pursue property ownership, addional skillsets, and financial awareness (literacy)
	Contributes to homeownership in Douglas country and commerce and net income
Best Practices/Innovation	
Outcome Measurement	Higher Wages, Higher Graduation, higher Home Ownership
	College, Gallup Surveys , Community Engagement Survey
	Catalyst sparking change in community. Seed funding.
Partnerships	No

Displacement	No
Displacement explanation	
Physical Location	Douglas County
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	
Property Zoning	Yes
Is the project connected to utilities?	
	Yes
	Yes
Design, Estimating, and Bidding	No
	No
General Contractor	No
Request Rationale	
Grant Funds Usage	Collaborations with workforce development community organizations Lending devices with preloaded employment content Hosting Career Navigators in the library and/or outreach vehicles Developing workforce training spaces or workstations Public programming and training for workforce development skills Promoting workforce development resources and collections
Proposal Financial Sustainability	
	We will have partnership opportunities along with pooled investors
Funding Sources	Banking Lending and Partnerships
	90daya
Scalability	Yes

Financial Commitment	Bank financing
ARPA Compliance Acknowledgment	☑
ARPA Reporting and Monitoring Process Acknowledgme	☑
LB1024 Funding Sources Acknowledgment	☑
Public Information	☑
File Uploads	

Grant Application

Row 344

Organization Name (if applicable)	Accessory Homes by Brian S. Allen, BSCM
Physical Address	4909 Davenport St. Omaha, NE 68132
Mailing Address	
Website	www.accessoryhomes.com - pending
Social Media Accounts	@accessoryhomes - pending
Name	Brian S. Allen
Title	Owner / Project Manager
Email Address	brianstanleyallen@gmail.com
Phone	+1 (531) 203-9100
Team	Yes
	Contract services for PT (1/2 time) administration, PT (1/2 time) accounting, and PT (1/4 time) branding/marketing services are pending. Consultants have been and will continue to be engaged.
Organizational Chart	Brian Allen, Owner/Project Manager
Other Completed Projects and/or Accomplishments	The new company is led by Brian Allen who earned a BS in Construction Management at the University of Nebraska at Kearney in 2004. Afterwards, Allen earned #1 national rankings in customer satisfaction surveys two years in a row while in Southern California at Pulte Homes, the nation's second largest home builder. In 2015, Allen co-founded a successful small business (Approach Climbing Gym) in Omaha still in operation today. Over the past 3-years Allen has also been a project consultant for the re-development of phase-4 at River's Edge in Council Bluffs, IA for the architectural design and operational components of the proposed adventure and observation tower that would connect to the Bob Kerrey Bridge via a tree-top walk. Opening the state's first commercial climbing gym is similar to this proposal in that the development of affordable housing (specifically ADU's) is still a new and innovative concept for the Omaha metro area and it takes extra effort for awareness and sustainable operations for these small start-ups. The experience in starting a small business that benefits the community, working for a national home builder, an education in Construction Management coupled with past experiences in the local non-profit sector (Film Streams' re-opening of the Dundee Theater), other community events and being a homeowner

	himself, positions Brian Allen very well to succeed in the goals of this plan.
Proposal Title	Accessory Homes: innovative, affordable home builder
Total Budget ($)	$2,344,418.00
LB1024 Grant Funding Request ($)	$2,344,418.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	In an effort to bring transformational opportunities to homeowners, this proposal seeks to maximize properties for the benefit of the homeowner through the use of rent to own and accessory dwelling unit options. This proposal entails the plan for the development of four (4)-vacant urban lots in North Omaha (built as two-family homes) in Qualified Census Tracts #60 and #11 to include affordable homes with accessory dwelling units (ADU). The dwellings will be offered as affordable rental units and/or rent-to-own properties. This unique approach will offer affordable rental rates for up to four (4)-years to a qualified candidate (application and transparent selection process required) for the opportunity to purchase the property when the lease contract is expired. This grant will enable Accessory Homes to design, build affordable housing with rental units in single family residential neighborhoods, and sell the properties at a lower rate to enable the renter to become a homeowner with an opportunity for passive income on their property. Land acquisition would be complete in 2023 followed by design and construction. The first two properties would be available for rent in January 2024 and the next two properties would be available for rent in January 2025. At the end of 2027, the homeowners (if the rent-to-own option was enacted) would purchase their homes and take ownership in 2028 at a drastically reduced current market sale price (the cost of construction plus a five percent (5%) builder fee and an even further reduction in the sale price by utilizing all previous rental fees as a form of pre-paid credit).
Timeline	Company creation: Jan. ‘23 Initial design and reviews: Jan. ‘23 Branding and marketing implementation plan: March ‘23 Architectural Design: March ’23 (*or after the selection of grant recipients) RFP: (foundation plans, utility plans, install, subcontractors, etc): May ‘23 Application (for rent-to-own) opens: July - Aug ‘23 Application review (w/ Advisory committee) begins: Sep ‘23 Application selection: October ‘23 Home complete: Nov ‘23 Rental agreement (two properties) begin: Jan ’24 Travel and Training: Feb ‘24 Architectural Design: March ’24 RFP: (foundation plans, utility plans, install, subcontractors, etc): May ‘24 Application (for rent-to-own) opens: July - Aug ‘24 Application review (w/ Advisory committee) begins: Sep ‘24 Application selection: October ‘24 Home complete: Nov ‘24 Rental agreement (two properties) begin: Jan ’25 Travel and Training: Feb ‘25 Other property / land acquisition search begins: March ‘25 Community outreach / awareness events: April – May ‘25 Potential home sale (to rent-to-own applicants): Jan ‘28
Percentage completed by July 2025	100%

Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	This project would enable future homeowners and inspire others to maximize their properties by bringing four (4) unique, affordable homes with accessory dwelling units to North Omaha. The proposal enables a start-up business to help lay potential framework in shaping future policy by being an example of what is possible with urban infill lots through affordable housing and accessory dwelling units. This proposal increases long-term livability by providing the option for additional revenue through rentals, utilizing it for aging in place or providing affordable housing for other family members. This grant enables the home builder to sell the home well below market rate five (5)-years from the time of this grant's reception by selling the property at the cost of construction + 5% and less the total amount of rental monies received through the rent-to-own option). The aim is for the homeowner to see no change from their monthly rental dues the previous 3-4 years as a renter and the new mortgage payment as a homeowner (while renting the second 1-bedroom dwelling unit at an affordable rate). The proposal further enables Accessory Homes to help grow the Omaha affordable and accessory homes market, which would in turn, increase sustainable community, multimodal transportation, other relevant infrastructure, and appropriate policy to combat the lack of affordable housing in Omaha. Sustainable community: The proposal and this grant's funding creates a one-of-a-kind rent-to-own opportunity for homebuyers that comes with an additional dwelling for a new revenue stream (passive income) or a family member(s) to live on the property. The creation of affordable housing with single-family homes accompanied by detached ADU's located in single-family residential neighborhoods helps achieve further livability for new or next-level homeowners. This plan invests in affordable rental rates, potential homeownership, and sustainability for families in the Qualified Census Tracts in North Omaha. Multimodal transportation: The selected properties are located near pedestrian oriented transit lines, which enables connectivity through biking, public transit, or walking. Accessory Homes plans for growth will occur in and around all major public transit lines in urban neighborhoods, but it starts with the award of this grant to spark the proposed affordable housing

	developments. Other infrastructure: The subject properties are located in a residential neighborhood that supports the growth of major corridors including 30th Street and 24th Street business districts and align with the vision of the Urban Core Housing Plan and the Transportation Master Plan. Quality of Life: By incorporating a mixed-use of a residential urban property, homeowners' lives are enhanced by not only creating affordable housing, but also creates an affordable living option for the homeowner through familial communal living or additional income through the affordable rental of the ADU. This is an opportunity for homeowners to build generational wealth for their family, in addition to the ability to stay in their neighborhood which will improve their quality of life. Policy: This grant provides funding for the development of four (4)-residential properties built as two-family homes on each parcel of land. The more homeowners in Omaha that have awareness and access to these development options increases affordable living. During the development and eventual completion of these four (4)-properties, Accessory Homes aims to provide further information to policy makers and government officials that may help inform or shape future policy to help ease the constraints of constructing accessory units in a variety of residential neighborhoods.
Visioning Workshop Findings Alignment	This proposal aligns with the findings of the LB1024 Visioning Workshop because it utilizes and showcases alternative methods of affordable housing and livability. Most notably the use of accessory dwelling units (ADU) within the development of 4-residential urban lots located in North Omaha. This approach and plan will allow a future homeowner to maximize their residential property. The plan is to acquire five (5)-parcels of land to design and construct four (4)-single family homes and accompanying accessory units for rent as affordable housing. Three (3)-parcels in Census Tract 60 will be re-platted as two (2) parcels and only require variance requests (no re-zoning). One parcel in Tract 60 requires no variances and no zoning changes. The fourth parcel in Census Tract 11 requires only variances (no re-zoning). Upon the completion of construction, further intent is to market the rental properties as a rent-to-own opportunity for qualifying individuals. A transparent application process would ensue. Qualifications would include such requirements as current residential zip code, an application proposal submitted to the home builder who would share with an advisory committee for selection of the winning recipient of the property. The goal is to help a first-time or next-level homeowner achieve the dream of home ownership and generating passive income while removing typical barriers that prevent this process from happening. After five (5)-years of receiving this grant, the sale of the home will be offered by the builder at an extremely affordable level for the former renter (cost of construction + 5% less the total rental monies collected from the start of the rent-to-own agreement). Thus, this proposal (just as the workshop finding suggest) helps improve not only the quality of life for homeowners and their community, but also helps address the lack of affordable housing and encourages further economic development and connectivity in North Omaha by utilizing alternative methods of affordable housing development. Further strengths, weaknesses, opportunities and threats (SWOT) identified in North Omaha that this proposal supports and helps take steps to alleviate include the following: vacant parcels and availability of land; leveraging current residents into additional economic activities by helping to provide more insight into financial literacy and access; lack of quality entry-level and next level housing;

vacant land on and near major corridors (24th and 30th St.). The plan helps celebrate the cultural and character strengths of the community and neighborhoods by aiming to help would be homeowners, not taking advantage of them. In other words, it embraces development without displacement. The proposal takes a step in furthering the awareness, accessibility, and affordability of homeownership for multi-generations of families to come. The results of the visioning workshop support this proposal and the execution of this plan can help be one of those change makers for the betterment of the community. The plan aims to inspire fundamental change for existing and first-time homeowners in making a transformational decision to help create a more long-term affordable way of living in their own neighborhood.

Priorities Alignment

The goals of this proposal are well aligned and in synch with the top three (3)-goals of LB1024 because the plan provides unique affordable housing opportunities (rent-to-own properties and residential accessory dwelling units) while helping to further spark the long-term economic stability of North Omaha. Fundamental change begins with awareness, accessibility, and a one-of-a-kind (or four-of-a-kind rather) opportunity. The plan will work within current zoning codes to design and construct the four (4)-subject properties with little to no variance requests or special use permits required. Those variance requests that are required, will demonstrate a compelling and practical reasoning for the request. None of the four (4)-properties require the request of re-zoning. This proposal also aims to help discover (and share results) more of what impedes the development of further accessory dwellings units (ADU) on all urban, transit, and pedestrian oriented residential neighborhoods. These insights could help shape future policy that will allow for more affordable housing-specifically through the design, construction and ownership of ADU’s on an owner’s residential plat of land. Similar research and action have already been made by the City of Omaha with the creation of new Transit Oriented Development (TOD) areas from downtown to the Westroads Mall along and near the Dodge Street ORBT transit line. While the cost and risk associated with adding an additional dwelling on one’s property may seem daunting, with the right collaborative approaches and policies in place, the concept can be transformational for long term multi-generational livability. Long-term economic growth will follow when these investments are made and a ripple effect of affordable projects such as the development of vacant lots and the addition of a second dwelling are completed within the North Omaha neighborhoods. Action spurs curiosity and this proposal’s actions will be there to help spur further activity in the surrounding neighborhoods of the subject properties, as outlined by LB1024. North Omaha (and South Omaha) are diverse, entrepreneurial, and proud communities. Developing residential lots with the addition of accessory dwellings units (ADUs) helps homeowners to lower their monthly cost of living and provides a renter an affordable living rate. It’s a development tool that fits within the cultural context of all Qualified Census Tracts of North and South Omaha. Citizens don’t know what they don’t know, so with this proposal it is the aim of Accessory Homes to help bring further awareness (alongside other locally owned mission driven organizations) of the opportunities that exist and to be the leading builder to get them there, step by step. There will be many questions from their initial curiosities to analyzation of their property and what current zoning allows or what variances may be required to proceed. By focusing exclusively on the construction of

	affordable housing and ADU's, Accessory Homes will be known as the expert in Omaha when it comes to developing new or existing properties for this purpose. It's not about building more units faster or simply defaulting to more townhouses and duplexes or medium to high-density apartments. Rather, it's about building smarter and calculated while leveraging a homeowner to maximize their personal property assets and overall long term-livability through affordable home building. By receiving this grant priorities for LB1024 can be achieved through the planning and execution of this proposal.
Economic Impact	With the building of eight (8)-affordable units on four (4)-residential properties, job creation, (both temporary and permanent) is achieved by the use of construction laborers, designers, suppliers, administrative services, accounting services, marketing services, and property management services (ie: lawn, snow, repairs). Eventually, the future homeowners of these properties will be able to rent their ADU, making these properties an opportunity for additional revenue (i.e., job creation and further affordability for the future homeowners). The success of this proposal will inspire and encourage other surrounding homeowners and builders to start utilizing this concept which creates further economic stimulation and passive job creation in the area.
	10
	100
	$19/hr - $50/hr
	This concept is new to Omaha and will inspire others to do the same thing. Not just other contractors, but other home builders and current homeowners within qualifying lots.
Community Benefit	This project will benefit the community by increasing livability among current and would-be homeowners in urban neighborhoods of North Omaha. By utilizing funds provided by LB1024 and using Nebraska's Municipal Density and Missing Middle Housing Act (LB866) as a guide, this proposal selected five (5)-total vacant lots in Qualified Census Tracts 60 and 11 to design and build eight (8)-affordable dwellings on four (4)-lots.
	All properties are included in the boundaries of Qualified Census Tracts and the North Omaha Neighborhood Alliance. The plan also aligns with the mission of ONE Omaha, a local nonprofit aiming to empower people where they live through education, training, and engagement to develop thriving neighborhoods. This proposal and eventual completion of the home building concepts will not only be able to be replicated with other vacant lots by a home builder such as Accessory Homes or others, but will more importantly act as a catalyst for other single-family dwelling homeowners to construct (with any builder or on their own) an accessory dwelling unit (ADU) on their property if zoning allows. A spark to creating a more affordable way to live while maximizing a parcel and homeowners full potential. Thus, enabling a happier and healthier quality of life for surrounding communities.
Best Practices/Innovation	As noted in the 2021 Affordable Housing Report (City of Omaha), the construction of an Accessory Dwelling Unit (ADU) is not a brand-new concept as there are hundreds of existing

	non-conforming “Two-family” properties (or secondary units) located in residential neighborhoods regardless of their current zoning codes. What is new for the state of Nebraska, thanks in part to Senators Wayne (13), Hunt (8), Hansen (26) and Vargas (7), are the policies recently set forth with the passage of LB866 (approved by the Governor on August 17, 2020) to make it more accessible and equitable for the creation of middle housing (including accessory dwelling units). Similarly, the City of Omaha’s implementation for new zoning subdistricts of the Transit Oriented Development (TOD) Implementation Strategy for the Dodge Street corridor eases the barriers to design and build ADU’s in residential neighborhoods. What makes this even further unique is it allows for a more streamlined process and ability to construct affordable middle housing in areas where current zoning code regulations do not allow (by right) for the construction of an ADU. Following the completion of this proposals’ build-out and requirements of this grant proposal, Accessory Homes will have gained invaluable experience and be in a better position to help develop further vacant lots into affordable two-family housing in North (and South) Omaha. This proposal also presents the opportunity for a new start-up home building company to launch: a small business specializing in the development of accessory dwelling units (ADUs) for the betterment of the homeowner and in turn the benefit of the community. Accessory Homes aims to be Omaha’s ADU expert…from the first inquiry that may lead to the eventual completion of the new dwelling, Accessory Homes will be with the homeowner every step of the way. The first step begins with the reception of this grant.
Outcome Measurement	Percentage of new homeownership creation, percentage of new passive income for North Omaha residents (through ADU concepts), percentage of occupancy and rental rates of secondary units, and annual percentage of new building permits for the purpose of constructing new ADUs in residential neighborhoods.
	Accessory Homes is dedicated to keeping and tracking relevant and informed data regarding the topics outlined above. Mostly, data will be measured by Brian Allen, findings of the City of Omaha's annual affordable housing report, HUD's income limits documentation system, and other industry reports (local and national).
	Yes, because this model is replicable and has the potential to be scaled while also encouraging other homeowners to seek the same opportunities with other family members, lenders, or investors.
Partnerships	Yes
	The first and most important partnering organization for this proposal is the Omaha Municipal Land Bank for the acquisition and development of the proposed properties. Partnering with a local lender to ensure the accessibility of the renter who will possibly purchase the home through the rent-to-own option.
	None
Displacement	No
Displacement	

explanation	
Physical Location	Three (3)-proposed vacant lots (3183 Grand Ave., 3721 Fowler Ave., 3717 Fowler Ave.) are located within Census Tract 60 and one (1)-vacant lot (2814 Hamilton St.) is located in Census Tract 11. The vacant properties are for sale by the Omaha Municipal Land Bank and located within Zone-A of the Central City Urban Development boundaries. The proposed properties are near the north 30th St. corridor with three (3)-lots located in the Monmouth Park Neighborhood within the boundaries (Florence Blvd to 42 St. and Ames St. to Craig St.) of the Miller Park-Minne Lusa Community Association. The fourth property is also located near theses areas, but just to the south on Hamilton St. in the Highlander Neighborhood Association (boundaries include Dodge St. to the south, 50th St. on the west, Young St. on the north and Abbott/Riverfront Drive on the east). Other adjacent roadways, destinations and landmarks include: Metropolitan Community College Fort Omaha Campus, Sorenson Parkway, Highway 75, Abbott Drive, Eppley Airport, Downtown, 24th St. corridor, Terrence “Bud” Crawford Street, Skinner Magnet Middle School, North High Magnet School, 30th St. corridor, OPS’ Teacher Administration Center, Highlander development, Walnut Hill neighborhood, and Creighton University.
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	No, this site is not a brownfield site.
Property Zoning	Yes
Is the project connected to utilities?	
	Yes
	Yes
Design, Estimating, and Bidding	Yes
	Yes
General Contractor	Yes
	No
	Owner / Project Manager is the General Contractor.
Request Rationale	The requested funds will be used solely for the acquisition and development of the outlined four (4)-lots. Please see the attached documents for specifics.
Grant Funds Usage	Specifically, the grant funds will be used for organizational costs, personnel costs operational costs, supplies and

	equipment, permits, contractual services and the cost of designing and constructing affordable housing. This grant funding allows Accessory Homes to rent and sell at an affordable rate, far below market rates.
Proposal Financial Sustainability	Yes
	With the development, rental, and sale of the outlined properties, Accessory Homes will be positioned for further economic development in the surrounding communities. After the five (5) year mark, Accessory Homes will have a financial ability and the experience available to perform the same model (as outlined above) while working with similar communities for similar objectives.
Funding Sources	This grant would be the sole funding source. Differing from other grant and funding sources, this specific funding allows Accessory Homes to provide one-of-a-kind rent-to-own and ADU opportunities to these communities with rental and selling rates that are affordable and accessible for potential homeowners in these areas.
	N/A
	The Omaha Economic Recovery Act funding is pivotal and necessary for the outlined timeline and plan. While Accessory Homes is committed to bringing affordable homes and ADU's to Omaha, it would not be completed in this timeline, nor be able to provide sub affordable rental rates and the unique affordable homeowner opportunities described within.
Scalability	Yes.
	Instead of designing and constructing all four (4)-properties at the same time out of the gates as a big builder might, Accessory Homes will break the project down into smaller components on a smaller scale. Half of the homes will be built and rented within the first year. The second round of homes will be built afterwards in year two, but done so by using the lessons learned, data collected, notes taken from the first round of the home design, construction, marketing, advisory committee feedback, and the potential signing of a rent-to-own applicant. Future production of similar concepts could be produced at a faster production rate with further investment and other potential grant funding, but this will be more closely analyzed after the initial development and data collection.
Financial Commitment	Without this grant funding, Accessory Homes will be unable to provide affordable rental rates and reduced home sale pricing to the residents of North Omaha due to the inherent cost of home building and starting a new local business to do it. The financial commitment of Accessory Homes requires the full-time attention and commitment of the Owner / Project Manager (Brian Allen).
ARPA Compliance Acknowledgment	☑
ARPA Reporting and Monitoring Process	☑

Acknowledgme	
LB1024 Funding Sources Acknowledgment	☑
Public Information	☑
File Uploads	Pro Forma Proposal Budget/Sources and Uses

ACCESSORY HOMES (OER PROPOSAL)				
PROJECTED EXPENSES		FY23	FY23 - FY27	Notes
ORGANIZATION				
	Legal	$2,500.00	$12,500.00	Register LLC
	Memberships/Associations (NHBA, Ch	$500.00	$2,500.00	
	Marketing			
	Brand creation & implementation	$3,600.00	$5,000.00	
	Content Creation	$9,953.00	$49,765.00	
	Communication	$4,976.50	$24,882.50	incl. postage, printing
	Community Partnerships & Outreach		$0.00	
	Advertising	$1,800.00	$9,000.00	
PERSONNEL			$0.00	
	Staffing		$0.00	
	Salaries - FT Project Manager	$73,652.00	$368,260.00	$35.41/hr; add step increases
	Insurance charges & FICA tax	$30,000.00	$150,000.00	FT salary only
	Administrative services	$19,906.00	$99,530.00	$19.14/hr; add step increases
	Accounting & Payroll services	$19,906.00	$99,530.00	$19.14/hr; add step increases
	Phone Allowance	$900.00	$4,500.00	$75/mo
	Car Allowance	$1,800.00	$9,000.00	$150/mo
	IT: Laptop/iPad/pc/security	$4,500.00	$6,500.00	
	Training	$1,900.00	$5,700.00	
	Travel	$1,900.00	$5,700.00	
	Wearing Apparel	$450.00	$2,250.00	
OPERATIONS				
	Property tax	$0.00	$57,500.00	$3500/yr Years 2-5 scale; no cost year 1 with 4-vacant lots
	Home Insurance	$3,000.00	$30,000.00	$1500/yr; Year 1 two-properties; Year 2 four-properties
	Property Management	NC	$16,800.00	$100/mo; Year 1 NC; Years 2-5 stay constant (helps maintain affordable housing for renter)
	Office Rent and utilities	NC	$18,600.00	$200/mo: Year 1 NC; Years 2-5 scale. (200/mo., 200/mo., 450/mo.,700mo.)
	Applications: rental agreements	$1,000.00	$2,500.00	
	WiFi	$660.00	$3,300.00	$55/mo
SUPPLIES/EQUIPMENT			$0.00	
	Hard Hats	$480.00	$960.00	$80/hat
	Tools	$1,500.00	$3,000.00	
	Ladders	$900.00	$1,500.00	
	Flashlights	$300.00	$500.00	
	Cones	$600.00	$900.00	
	Signs	$1,900.00	$3,800.00	
	Office supplies	$720.00	$3,600.00	
POLICY/CODE				
	Building Permits		$0.00	Include w/ home est.
	Conditional Use Permits		$0.00	Include w/ home est.
CONTRACTUAL SERVICES			$0.00	
	Site Selection	NC	NC	No Charge; Owner/PM
	Architectural Design		$0.00	Include w/ home est.
	Estimating		$0.00	Included w/ Buildertrend
	CM Software - Buildertrend	$4,068.00	$20,340.00	$339/mo
	Landscape design		$0.00	Include w/ home est.
	Concrete/Flatwork		$0.00	Include w/ home est.
	Foundation Plans		$0.00	Include w/ home est.
	Underground Utilities		$0.00	Include w/ home est.
	Plumbing		$0.00	Include w/ home est.
	Sewer		$0.00	Include w/ home est.
	Gas		$0.00	Include w/ home est.
	Above Ground Utilities		$0.00	Include w/ home est.
	Electrical		$0.00	Include w/ home est.
	Home Delivered		$0.00	Include w/ home est.
	Crane or setting crew		$0.00	Include w/ home est.
	Site and basement utilities finished		$0.00	Include w/ home est.
	Heating system installed		$0.00	Include w/ home est.
	Concrete and yard work		$0.00	Include w/ home est.
	Interior finishes		$0.00	Include w/ home est.
	Washer and Dryer	$4,000.00	$8,000.00	
	Refrigerator and Dishwasher	$3,000.00	$6,000.00	
	Oven/Stove	$2,500.00	$5,000.00	
	Garage Build Out		$0.00	Include w/ home est.
	Landscape Install		$0.00	Include w/ home est.
	Cleaning Service			
	Site cleanup - exterior	$1,000.00	$2,000.00	Post construction/preclose
	Home detailed - interior	$1,000.00	$3,000.00	Home complete/rental agreement
	Community Event (Grand Opening)	$1,900.00	$3,800.00	collaborate w locals and invite elected officials and partners worked with; music, food, etc.
	Application Process	$900.00	$1,800.00	Rent to own option; background check; credit check; Application for advisory board review and selection
	Lawn Care	$720.00	$3,600.00	Pre and post construction
	Snow Removal	$1,200.00	$6,000.00	Pre and post construction
	Maintenance	$200.00	$9,800.00	$50/mo/unit; year 1 2-month 2 homes;year 2-5 all 4homes
COST OF HOUSING - PER UNIT				
3183 Grand Ave.	1200-sq ft, 2-bed, 2.5 bath dwelling	$210,000.00	$210,000.00	$175/sq ft
	includes: materials, labor, permits, plans, grading, utility connections, unfinished basement, single-car garage			
3183 Grand Ave	750-sq ft, 1-bed, 1-bath dwelling	$131,250.00	$131,250.00	$175/sq ft
	includes: materials, labor, permits, plans, grading, utility connections, single-garage parking, upper level dwelling, lower level storage, 1-office, large deck			
2814 Hamilton	1200-sq ft 2-bed, 2.5 bath dwelling	$210,000.00	$210,000.00	$175/sq ft
	includes: materials, labor, permits, plans, grading, utility connections, unfinished basement, single-car garage			
2814 Hamilton	750-sq ft 1-bed, 1-bath dwelling	$131,250.00	$131,250.00	$175/sq ft
	includes: materials, labor, permits, plans, grading, utility connections, single-garage parking, upper level dwelling, lower level storage, 1-office, large deck			
3721 Fowler	1200-sq ft 2-bed, 2.5 bath dwelling		$210,000.00	$175/sq ft; 2-homes year 1 (month 11); 2-homes year 2 (month 10)
	includes: materials, labor, permits, plans, grading, utility connections, unfinished basement, single-car garage			
3721 Fowler	500-sq ft 1-bed, 1-bath dwelling		$87,500.00	$175/sq ft
	includes: materials, labor, permits, plans, grading, utility connections, single-parking space			
3717 Fowler	1200-sq ft 2-bed, 2.5 bath dwelling		$210,000.00	$175/sq ft
	includes: materials, labor, permits, plans, grading, utility connections, unfinished basement, single-car garage			
3717 Fowler	500-sq ft 1-bed, 1-bath dwelling		$87,500.00	$175/sq ft
	includes: materials, labor, permits, plans, grading, utility connections, single-parking space			
	Land acquisition	$29,200.00		Omaha Municipal Land Bank: 5-vacant parcels for 4-buildouts
TOTAL:		$921,491.50	$2,344,418	*$1,422,926 (Years 2-5)*
		Year 1	Years 1-5	

ACCESSORY HOMES - PRO FORMA FOR OMAHA ECONOMIC RECOVERY PROPOSAL - OCTOBER 9, 2022

PROPERTY	PROPERTY & RENTAL DETAILS	Property Pricing	2023	2024 (2-property rentals begin Jan. '24)	2025 (2-property rentals begin Jan. '25)	2026	2027	2028 - SALE PRICE (RENT TO OWN OPTION
Home & ADU: 3183 Grand Ave. Home: 1200-sq ft, 2-bed, 2.5 bath dwelling ADU: 750-sq ft, 1-bed, 1-bath dwelling	***Start renting by January 2024*** *Main home rental price: $850* *ADU rental price: $675* *Total monthly rent: $1,525*	*Cost to build: $341,250* *SELLING PRICE as per rent-to-own agreement (5% markup): $358, 312.50* *Rent-to-own credit after four (4) years: $73,200* *SELLING PRICE AFTER CREDIT: $285,112.50* *Monthly payments for $285,112 loan are less than or equal to monthly rent rate and creates equity for the homeowner to remain in their home with no additonal out of pocket down payment for their loan while maximizing the full potential of the lot for increased livability.*	Land Acquistion, Design, and Construction	$18,300	$18,300	$18,300	$18,300	$285,113
Home & ADU: 2814 Hamilton St. Home: 1200-sq ft, 2-bed, 2.5 bath dwelling ADU: 750-sq ft, 1-bed, 1-bath dwelling	***Start renting by January 2024*** *Main home rental price: $850* *ADU rental price: $675* *Total monthly income: $1,525*	*Cost to build: $341,250* *SELLING PRICE as per rent-to-own agreement (5% markup): $358, 312.50* *Rent-to-own credit after four (4) years: $73,200* *SELLING PRICE AFTER CREDIT: $285,112.50* *Monthly payments for $285,112 loan are less than or equal to monthly rent rate and creates equity for the homeowner to remain in their home with no additonal out of pocket down payment for their loan while maximizing the full potential of the lot for increased livability.*	Land Acquistion, Design, and Construction	$18,300	$18,300	$18,300	$18,300	$285,113
Home & ADU: 3721 Fowler Ave. Home: 1200-sq ft, 2-bed, 2.5 bath dwelling ADU: 500-sq ft 1-bed, 1-bath dwelling	***Start renting by January 2025*** *Main home rental price: $850* *ADU rental price: $625* *Total monthly income: $1,475*	*Cost to build: $297,500* *SELLING PRICE as per rent-to-own agreement (5% markup): $312,375* *Rent-to-own credit after three (3) years: $53,100* *SELLING PRICE AFTER CREDIT: $259,275* *Monthly payments for $259,275 loan are less than or equal to monthly rent rate and creates equity for the homeowner to remain in their home with no additonal out of pocket down payment for their loan while maximizing the full potential of the lot for increased livability.*	Land Acquistion	Design and Construction	$17,700	$17,700	$17,700	$259,275
Home & ADU: 3717 Fowler Ave. Home: 1200-sq ft, 2-bed, 2.5 bath dwelling ADU: 500-sq ft 1-bed, 1-bath dwelling	***Start renting by January 2025*** *Main home rental price: $850* *ADU rental price: $625* *Total monthly income: $1,475*	*Cost to build: $297,500* *SELLING PRICE as per rent-to-own agreement (5% markup): $312,375* *Rent-to-own credit after three (3) years: $53,100* *SELLING PRICE AFTER CREDIT: $259,275* *Monthly payments for $259,275 loan are less than or equal to monthly rent rate and creates equity for the homeowner to remain in their home with no additonal out of pocket down payment for their loan while maximizing the full potential of the lot for increased livability.*	Land Acquistion	Design and Construction	$17,700	$17,700	$17,700	$259,275
		ANNUAL RENTAL INCOME	N/A	$36,600	$72,000	$72,000	$72,000	N/A
		Total homebuyer savings with rental credits due at time of sale for rent-to-own option agreement:						$216,000.00
		Sales total (with rent-to-own option)						$1,088,775.00

Grant Application

Row 345

Organization Name (if applicable)	1st Sky Omaha LLC
Physical Address	P.O. Box 11621 Omaha NE, 68111
Mailing Address	
Website	www.1stskyomaha.com
Social Media Accounts	@1stskyomaha
Name	Paul B. Allen IV
Title	Founding Member
Email Address	1stskyomaha@gmail.com
Phone	+1 (402) 512-3865
Team	Yes
	Mark McGaugh - Founding Member, journalist/host/producer. Mark holds a degree in broadcast journalism, and is a documentary film maker. Kietryn Zychal, Journalist with decades of experience. She will be Managing Editor, writer and trainer of journalists. Kate Dussault - In charge of Radio and Sales. Previous owner of the Hi-Fi House Omaha, Kate has 40+ years of experience in radio and advertising. John Heaston - Partner/consultant. John is the owner of the Reader Omaha, El Perico and Pioneer Media. He provides guidance in the Local News realm as well as non-profit funding, and business advice. Julian Young - Business consultant. Stable Gray - contracted Branding and Website company.
Organizational Chart	Paul B. Allen IV and Mark McGaugh are co-owners of 1st Sky Omaha LLC. They work with a growing team through contracts.
Other Completed Projects and/or Accomplishments	Paul B. Allen IV was brought on to build out the radio programming on Mind and Soul Radio, a program of the Malcolm X Memorial Foundation in 2016. Mark McGaugh came on soon after the two of them led a team to build out programing that ran 24/7. During that time, Paul assisted the first group to develop NOISE, (North Omaha Information Support Everyone), and was instrumental in helping the organization receive a grant from the Sherwood foundation. Paul and Mark were part of the force behind the burgeoning trend of foundation funding non-profit journalism. They've assisted many partners in the field with new media. With the birth of 1st Sky Omaha in the Morning in 2021, Paul and Mark now reach thousands of people per week with news, lessons in civics and calls to action during voting season. They have

	conducted dozens of interviews and discuss the issues with hundreds of people each week with their live stream show.
Proposal Title	1st Sky Omaha Expansion
Total Budget ($)	$3,949,900.00
LB1024 Grant Funding Request ($)	$1,844,300.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	1st Sky Omaha is working diving deeper into the news related to North and South Omaha, while expanding our reach to different states connected to North Omaha. Connections have been made with Native Omaha people who live in and out of the state and are still very much invested in North and South Omaha on many different levels. 1st Sky Omaha intends on serving the needs of those individuals while raising up the voices in the area. 1st Sky Omaha has found a way to reach many interested neighbors and talk about the subjects that affect all of us and calling to action these neighbors in the process. 1st Sky Omaha does this with the use of new media, which includes digital radio and video channels, live streaming on social media networks, and engaging in regular roundtable discussions on a weekly basis. We fill the gap of hyper local news and public discussion which we intend on duplicating in various other markets. The future means finding and training new writers and turning them into citizen journalists in order to tell and share the news that is relevant to our neighborhoods. We are looking to secure a facility where we can train teams of neighbors, especially people of color, who will be able to have access to places that mainstream media does not. They will be trained in journalism, and in the tech of new media to reach people where they are at, and create an aware, conscious, and civically minded audience ready to make change. In three years, we will be able to have a sustainable model of memberships, ads and sales, non-profit journalism dollars and event hosting, that will allow us to keep gathering and disseminating information where it is most needed. And most importantly, we will be able to keep hearing from even more people in our neighborhoods, especially those who are the most looked over where voices need to be heard. We must do this with North Omaha as the base, and spread out even beyond our state.
Timeline	We propose sustainability in three years starting with 2023 when we will build out the team, secure a facility, and buy the needed equipment to build business. By 2024, we will have bolstered our business enough to hire more team members for an expansion of services and to assist our partners with providing journalists of color for their organizations. We have a plan for full sustainability by 2026.
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting

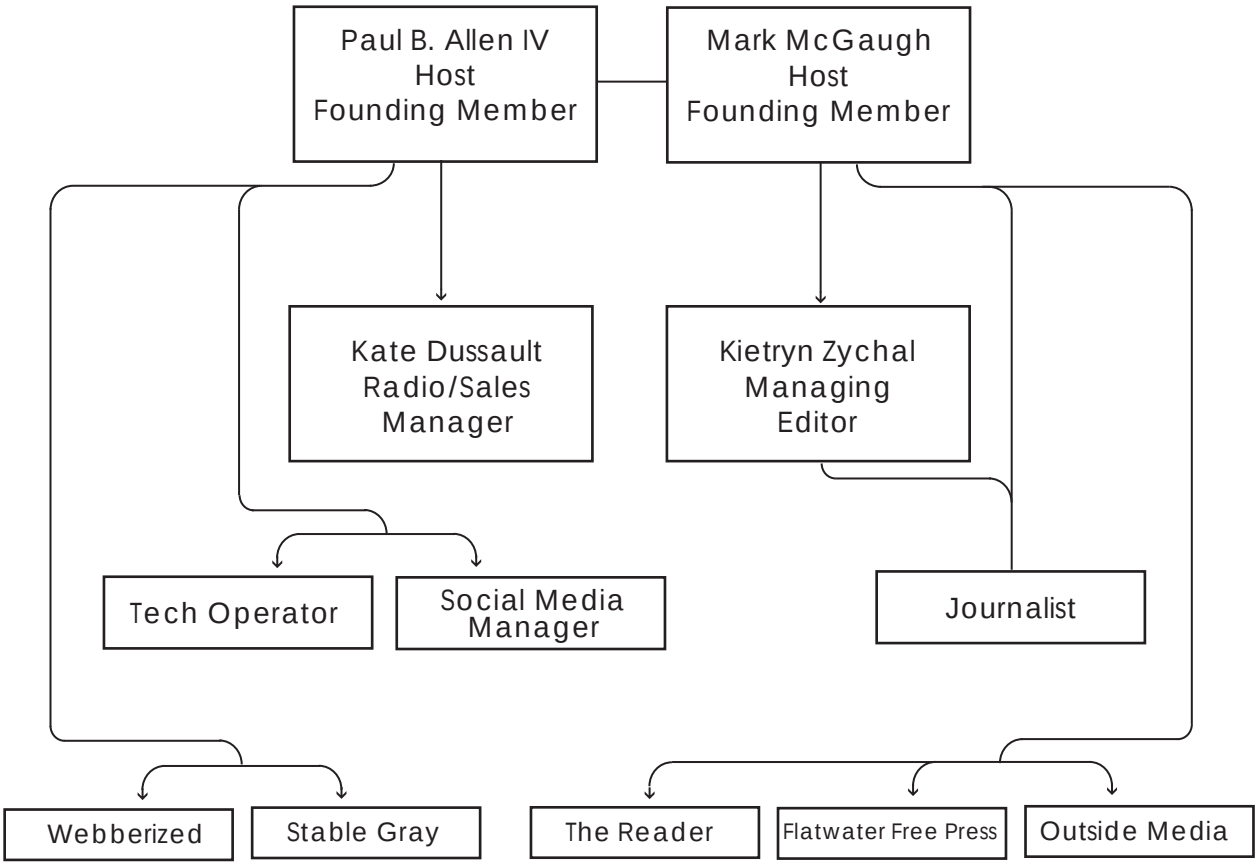
	Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Other Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.)
"other" explanation	The all important roll of media representation being firmly in the hands of the people that make up our neighborhoods. Letting voices be heard, having intelligent discussions, and highlighting news relevant to us. Being in control of our own media allows our community to tell our own stories and be represented the way we choose to be represented.
Proposal Description and Needs Alignment	We propose to help build up the communities of North and South Omaha by helping to create civic minded, action-oriented people that feel they have the power to hold the powers that be accountable. This can only be done but being in control of our own media, disseminating and receiving and deciphering news and crucial information on a hyper local level. Information is the first step for everything that needs to be changed. We can accomplish this by spreading the word and including even more voices with action-based news relevant to us. Training and nurturing new voices to boldly go and find the information and use journalism and story telling on digital media platforms is how to control our own narrative. This effort will put people in our neighborhoods in the forefront of new technology, new media, and new journalism. We can help create dozens of important high paying jobs that serve a great purpose while being the catalyst for change.
Visioning Workshop Findings Alignment	1st Sky Omaha aligns by working in the realm of information by means of new technologies and provides training to people to master those technologies. There are many jobs in this field that individuals can take with them anywhere. Journalism, editing, camerawork, video editing, storytelling, fact checking, broadcasting, live streaming, are all tools every business needs currently. These are all high paying jobs and with organization, can come out of North and South Omaha as an industry, with hundreds of people involved in the work.
Priorities Alignment	Our proposal aligns first by providing economic opportunities and training for people of color that come directly from the neighborhoods we serve. It connects our neighborhoods to the outside world and opens our community to the information we need to make informed decisions. Information and connection is the beginning strategy of economic change and opportunity for our communities.
Economic Impact	We are creating jobs in journalism, new media technology which includes camerawork, editing, audio and broadcasting jobs.
	6 permanent jobs.
	N/A

	We intend to create 6 to 10 jobs at $40k per year to start. And engage in training that will provide more jobs in the near future.
	N/A
Community Benefit	The jobs we intend to create will allow a diverse group of individuals from the neighborhoods we serve to have jobs with livable wages that help to accomplish the fulfilling mission of uplifting our communities. This will allow individuals to have a choice on where to live, the ability to afford health care and other amenities. Most importantly, they will gain skills that can be raised up to a high level with the tendency to stay in their neighborhood to keep assisting with the mission. Also, more conversation with other members of the community makes for a better community.
	The ever-growing field of news, information and technology will bring long lasting benefits to the individuals involved in the work. These are areas in which growth is constant, which can lead to higher pay and positions. There will always be a need for an informed public.
Best Practices/Innovation	
Outcome Measurement	With training we can expect improved knowledge with those we train, along with creating mid to high paying jobs in the field of news, information and technology. We plan to partner with the colleges to extend that training to actual degrees in journalism and broadcasting.
	News organizations that now have a larger pool from which to hire from, including the broadcast TV news stations in front of and behind the camera.
	N/A
Partnerships	Yes
	The Reader/El Perico, Flatwater Free Press, the Documenter Program, KIOS, The Benson Theatre, Omaha Performing Arts. OINJ
	The Reader, OINJ, KIOS
Displacement	No
Displacement explanation	
Physical Location	N/A
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	N/A

Property Zoning	Yes
Is the project connected to utilities?	
	Yes
	Yes
Design, Estimating, and Bidding	No
	No
	N/A
General Contractor	No
Request Rationale	Request: $1,844,300 Includes: 1. 2023 Operating/Programming/Events/Equipment – $511,100 2. 2024 Operating/Programming/Events/Equipment – $262,600 3. 2025 Operating/Programming/Events/Equipment – $170,600 4. 2026 Operating/Programming/Events/Equipment – $0 5. Building Purchase Option - $900,000 Rationale 2023 goals are set which mainly consists of building the team that will hire and train journalists. We have added in an occupancy section in this and subsequent years if the “Building Purchase Option” does not pan out. Building the team and building out a base of operations will allow us to add original news content to our website and social media outlets. Bringing on full time staff will allow us to grow sales, advertising, services, and digital products. We will also make major purchases of equipment in 2023. We estimate that our revenue will reach 264,500, and with a budget of $775,600 we need $511,100 to reach our personnel goals and pay for operating and professional services. With Julian Young’s consultation, we plan on doubling our revenue by 2024 and 2025. Each year is a doubling of our goals from the year before and heavily depends on the two founding directors going full time, putting together a solid team, and on procuring a space to gather all partners and train journalists and techs. We will reach sustainability by 2026. At that time, the team and the procedures will be in place to expand locally, and in the other states that we are connected to. The “Building purchase option” was added last minute in conjunction with other partner organizations that got wind about an important building in North Omaha that would become available and would work for a central hub for Black Media. The owner unofficially discussed with our team that the building would be for sale for $900,000. No other preliminary talks or work has been done on this deal as of yet. If we were able to procure the building, we would make the adjustment on the “Occupancy” portion of the budget. Given the timing, we are fully aware that this may not be a feasible situation, but we hope to be able to continue the conversation about the purchase. Owning the building would not only allow us to build of hub for Black Media but would also be a source of revenue with the rental of portions of the space, which would allow for

	the hiring of more staff to manage those endeavors. Without the purchase of the building, we would be asking for $944,300.
Grant Funds Usage	To hire the team, purchase new equipment and to secure a location.
Proposal Financial Sustainability	Yes
	N/A
Funding Sources	N/A
	We have a grant out to the Weitz Family Foundation and should hear back in January on whether or not it was won.
	N/A
Scalability	This proposal is over a three year span, and can be broken down into each year.
	The budget reflects each year's need.
Financial Commitment	N/A
ARPA Compliance Acknowledgment	☑
ARPA Reporting and Monitoring Process Acknowledgme	☑
LB1024 Funding Sources Acknowledgment	☑
Public Information	☑
File Uploads	Data table of uses (breakdown of how the requested funds will be used for your proposal) Organizational Chart Pro Forma Proposal Budget/Sources and Uses Request Rationale Documentation

1ST SKY OMAHA
ORG CHART
2022



1st Sky Omaha LLC Request Rationale

Request: $1,844,300

Includes:

1. 2023 Operating/Programming/Events/Equipment – $511,100
2. 2024 Operating/Programming/Events/Equipment – $262,600
3. 2025 Operating/Programming/Events/Equipment – $170,600
4. 2026 Operating/Programming/Events/Equipment – $0
5. Building Purchase Option - $900,000

Rationale

2023 goals are set which mainly consists of building the team that will hire and train journalists. We have added in an occupancy section in this and subsequent years if the "Building Purchase Option" does not pan out. Building the team and building out a base of operations will allow us to add original news content to our website and social media outlets. Bringing on full time staff will allow us to grow sales, advertising, services, and digital products. We will also make major purchases of equipment in 2023. We estimate that our revenue will reach 264,500, and with a budget of $775,600 we need $511,100 to reach our personnel goals and pay for operating and professional services. With Julian Young's consultation, we plan on doubling our revenue by 2024 and 2025.

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We will reach sustainability by 2026. At that time, the team and the procedures will be in place to expand locally, and in the other states that we are connected to.

The "Building purchase option" was added last minute in conjunction with other partner organizations that got wind about an important building in North Omaha that would become available and would work for a central hub for Black Media. The owner unofficially discussed with our team that the building would be for sale for $900,000. No other preliminary talks or work has been done on this deal as of yet. If we were able to procure the building, we would make the adjustment on the "Occupancy" portion of the budget. Given the timing, we are fully aware that this may not be a feasible situation, but we hope to be able to continue the conversation about the purchase. Owning the building would not only allow us to build of hub for Black Media but would also be a source of revenue with the rental of portions of the space, which would allow for the hiring of more staff to manage those endeavors.

Without the purchase of the building, we would be asking for $944,300.

1st Sky Omaha Budget 2023

DESCRIPTION	MONTHLY		ANNUALLY	POSITION / DEPARTMENT	
OPERATING					
PERSONNEL					
Founder/Director			$ 70,000.00	HOST	Paul B. Allen IV
Founder/Director			$ 70,000.00	HOST	Mark McGaugh
Managing Editor			$ 40,000.00	NEWS	Kietryn Zychal
Radio Sales Manager	$ 2,500.00	12	$ 30,000.00	RADIO	Kate Dussault
Journalist	$ 3,500.00	12	$ 42,000.00	NEWS	
Journalist	$ 3,500.00	12	$ 42,000.00	NEWS	
Tech Operator	$ 3,500.00	12	$ 42,000.00	NEWS	
Tech Operator	$ 3,500.00	12	$ 42,000.00	NEWS	
Social Media Manager	$ 2,500.00	12	$ 30,000.00	NEWS	
TOTAL			**$ 408,000.00**		
CONTRACTUAL					
Pioneer Media			$ 20,000.00	Advertising	
Stable Gray			$ 5,000.00	Website assistance	
Vado Films / La Mancha / Make Believe New Media			$ 10,000.00	Video Production	
TOTAL			**$ 35,000.00**		
PROFESSIONAL FEES					
Taxes				iRS	
Tax Preparation			$ 500.00	Administration	Affordable Tax & Bookkeeping INC
Accounting				Administration	
Insurance (Libel and liability)			$ 1,000.00	Administration	
Legal				Administration	
Consultation	$ 500.00	12	$ 6,000.00		
TOTAL			**$ 7,500.00**		
DIRECT COSTS					
Radio.co	$ 60.00	12	$ 720.00	RADIO	
ASCAP			$ 270.00	RADIO	
BMI			$ 500.00	RADIO	
SEASAC				RADIO	
Soud Exchange			$ 1,000.00	RADIO	
Broadcast Data Systems (BDS)				RADIO	
Host Gator	$ 12.00	12	$ 144.00	WEBSITE	
Placeit			$ 90.00	DESIGN	
Elementor Pro			$ 100.00	DESIGN	
Printify	$ 25.00	12	$ 300.00	SALES	
Shopify	$ 30.00	12	$ 360.00	WEBSITE	

Restream				$	50.00	LIVESTREAM	
Riverside FM				$	50.00	LIVESTREAM	
Uscreen	$	500.00	12	$	6,000.00	ROKU	
Omaha.co	$	20.00	12	$	240.00	RESOURCE	
Verizon Hot Spot	$	300.00	12	$	3,600.00	LIVESTREAM	
AT&T Hot spot	$	300.00	12	$	3,600.00	LIVESTREAM	
TOTAL				**$**	**17,024.00**		
OTHER DIRECT COSTS							
Printing, Postage & Supplies	$	100.00	12	$	1,200.00	OFFICE	
Miscellaneious Expenses	$	100.00	12	$	1,200.00	OFFICE	
Adobe Suite	$	32.00	12	$	384.00	DESIGN	
G-Suite	$	36.00	12	$	432.00	OFFICE	
Quickbooks	$	30.00	12	$	360.00	FINANCIAL	
Equipment Depreciation	$	100.00	12	$	1,200.00	ADMINISTRATION	
TOTAL				**$**	**4,776.00**		
TECH PURCHASES							
Remote Livestream	$	10,000.00	4	$	40,000.00	TECH	4 units - Box/bonding unit/yolobox/rodecasterII/ two SM7B/two headphones/Atem Mini/laptop/three ca
Remote Reporting Rig	$	500.00	4	$	2,000.00	TECH	4 units
Lighting				$	3,500.00	TECH	
Production command center				$	8,000.00	TECH	2 units
laptops				$	4,000.00	TECH	2 units
TOTAL				**$**	**57,500.00**		Budget of $40,**000.00** per year hearafter on tech.
TRAVEL							
Napa Trip				$	5,000.00	TRAVEL	
Omaha Events				$	1,000.00	TRAVEL	
Atlanta Events				$	1,000.00	TRAVEL	
AAN Conference				$	1,000.00	TRAVEL	
NAB Conference				$	5,000.00	TRAVEL	
NAAM Show				$	5,000.00	TRAVEL	
TOTAL				**$**	**18,000.00**		
OCCUPANCY EXPENSES							
Building Rent and Maintenance	$	2,000.00	12	$	24,000.00	OCCUPANCY	
Office Equipment				$	20,000.00	OFFICE	
Broadcast Equipment				$	20,000.00	OFFICE	
Utilities	$	500.00	12	$	6,000.00	OCCUPANCY	
Phone / Internet	$	500.00	12	$	6,000.00	OCCUPANCY	
Insurance	$	300.00	12	$	3,600.00	OCCUPANCY	
Taxes	$	100.00	12	$	1,200.00	OCCUPANCY	
TOTAL				**$**	**80,800.00**		

OPERATING TOTAL		**$**	**628,600.00**
PROGRAMS			
1st Sky Omaha in the Morning		$	1,000.00
1st Sky Omaha TV		$	25,000.00
1st Sky Omaha on KIOS		$	25,000.00
(60 MINUTES STYLE) NEW SHOW		$	50,000.00
Native Omaha Day Celebration Live Coverage		$	20,000.00
PROGRAMMING TOTAL		**$**	**121,000.00**
EVENTS			
The Quickening		$	20,000.00
Chat Chimers Kickback Spring		$	1,000.00
Chat Chimers Kickback Fall		$	1,000.00
The Wiz Costume Jam		$	4,000.00
EVENTS TOTAL		**$**	**26,000.00**
GRAND TOTAL 2023		**$**	**775,600.00**
2023		**$**	**775,600.00**
2024	**Total**	**$**	**758,100.00**
2025	**Total**	**$**	**758,100.00**
2026	**Total**	**$**	**758,100.00**
Building Purchase Option	**Total**	**$**	**900,000.00**
	Grand Total	**$**	**3,949,900.00**

PROGRAMS		
PROGRAMS		
PROGRAMS		
PROGRAMS		
PROGRAMS		
EVENTS		
EVENTS		
EVENTS		
EVENTS		
FUNDS NEEDED		
$	511,100.00	
$	262,600.00	
$	170,600.00	Total less the Building Purchase $944,300
$	-	
$	900,000.00	
$	**1,844,300.00**	

1st Sky Omaha Pro Forma 2023	Budget Total for	2023	$	775,600.00

2023 Revenue Streams		Unit	#		Total
General Memberships	$	120.00	200	$	24,000.00
Premium Memberships	$	1,000.00	10	$	10,000.00
Donations	$	5,000.00	1	$	5,000.00
Digital Services	$	2,500.00	2	$	5,000.00
P.R. Services	$	100,000.00	1	$	100,000.00
Advertisement	$	1,000.00	5	$	5,000.00
Product Line	$	25.00	50	$	1,250.00
Digital Products	$	250.00	2	$	500.00
Annual Event (Tickets)	$	20.00	100	$	2,000.00
Annual Event (Booths)	$	250.00	7	$	1,750.00
Annual Omaha Day Events	$	10,000.00	1	$	10,000.00
Grants	$	100,000.00	1	$	100,000.00

Grand Total	$	264,500.00

FUNDS NEEDED	
$	511,100.00

1st Sky Omaha Pro Forma 2024	Budget Total for	2024	$	758,100.00

2024 Revenue Streams		Unit	#		Total
General Memberships	$	120.00	500	$	60,000.00
Premium Memberships	$	1,000.00	30	$	30,000.00
Donations	$	10,000.00	1	$	10,000.00
Digital Services	$	2,500.00	4	$	10,000.00
P.R. Services	$	250,000.00	1	$	250,000.00
Advertisement	$	1,000.00	12	$	12,000.00
Product Line	$	25.00	100	$	2,500.00
Digital Products	$	250.00	8	$	2,000.00
Annual Event (Tickets)	$	20.00	200	$	4,000.00
Annual Event (Booths)	$	250.00	20	$	5,000.00
Annual Omaha Day Events	$	10,000.00	1	$	10,000.00
Grants	$	100,000.00	1	$	100,000.00

Grand Total	$	495,500.00

FUNDS NEEDED	
$	262,600.00

1st Sky Omaha Pro Forma 2025	Budget Total for	2025	$	758,100.00

2025 Revenue Streams		Unit	#		Total
General Memberships	$	120.00	750	$	90,000.00
Premium Memberships	$	1,000.00	75	$	75,000.00
Donations	$	15,000.00	1	$	15,000.00
Digital Services	$	2,500.00	4	$	10,000.00
P.R. Services	$	250,000.00	1	$	250,000.00
Advertisement	$	1,000.00	20	$	20,000.00
Product Line	$	25.00	200	$	5,000.00
Digital Products	$	250.00	14	$	3,500.00
Annual Event (Tickets)	$	20.00	200	$	4,000.00
Annual Event (Booths)	$	250.00	20	$	5,000.00
Annual Omaha Day Events	$	10,000.00	1	$	10,000.00
Grants	$	100,000.00	1	$	100,000.00
Grand Total				**$**	**587,500.00**

FUNDS NEEDED

$ 170,600.00

1st Sky Omaha Pro Forma 2026	Budget Total for	2026	$	758,100.00

2026 Revenue Streams		Unit	#		Total
General Memberships	$	120.00	1000	$	120,000.00
Premium Memberships	$	1,000.00	100	$	100,000.00
Donations	$	20,000.00	1	$	20,000.00
Digital Services	$	2,500.00	4	$	10,000.00
P.R. Services	$	250,000.00	1	$	250,000.00
Advertisement	$	1,000.00	80	$	80,000.00
Product Line	$	25.00	200	$	5,000.00
Digital Products	$	250.00	35	$	8,750.00
Annual Event (Tickets)	$	20.00	200	$	4,000.00
Annual Event (Booths)	$	250.00	20	$	5,000.00
Annual Omaha Day Events	$	10,000.00	1	$	10,000.00
Grants	$	145,350.00	1	$	145,350.00
Grand Total				**$**	**758,100.00**

FUNDS NEEDED

$ -

Total	$	944,300.00
Bulding Purchase Option	$	900,000.00
Grand Total Needed	**$**	**1,844,300.00**

Grant Application

Row 346

Organization Name (if applicable)	Burns Family Corporation
Physical Address	5921 Ames Ave , Omaha Ne, 68104
Mailing Address	2186 Parker Cir Omaha , Ne
Website	https://burns-family-corporation.myshopify.com
Social Media Accounts	burnsfamilycorp
Name	a'Ron Burns
Title	Chief operations officer
Email Address	burnsfamilyllc2021@hotmail.com
Phone	+1 (402) 215-4403
Team	Yes
	(CEO) Alexis D. Burns: is a north Omaha native and the Chief executive officer of Burns Family Corporation, with a degree in Business Administration and over ten years of experience within consumer confidence, customer service, and financial-risk management working for first national bank of Omaha she's learned how to deal with the everyday people needing help on a financial stance. She also has over four years of criminal justice knowledge while serving as a clerk for the Douglas County Courthouse observing the systematic ways on how minority people become products of their environment that leads to a criminal record , her efforts with this role shows her knowledge and experience on what north Omaha needs to grow and evolve from the tainted misguided image that is painted upon the community , and lastly four years of knowledge within low-income housing with experience from serving as a Housing Specialist for Section 8. She has seen the unequal opportunity brought by the lack of affordable housing and discrimination against section 8 tenants. she understands the quality and needs treatment to guide the company low-income developments into a prosperous, equal fair opportunity for low-income residents. Alexis has the credential and experience about financial management, customer-service relations and lastly affordable housing while serving the community for over 18 years. She is chosen to lead the company in the best direction for the people, to build, grow and expand to higher levels in the world with this company , while placing the company head office in north Omaha that gives her access not only to change on local stance , but change a national trajectory as her company efforts will lead to a better tomorrow as it answers the help , provided with the LB1024 bill. (COO) a 'Ron Burns: is a north Omaha native and the chief

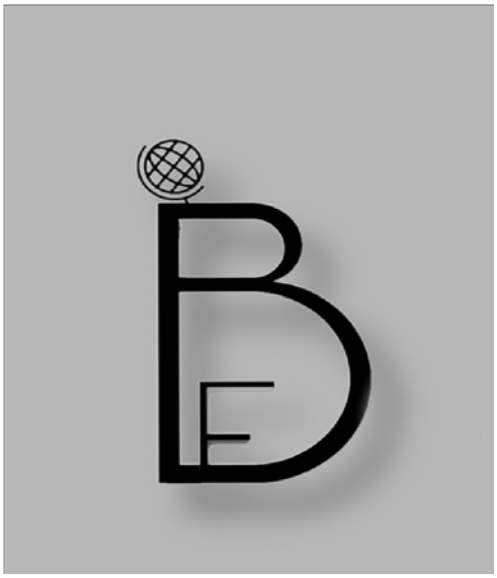
	operations officer at Burns Family Corporation. He is notably known as one of the greatest entrepreneur of his generation (- yahoo e/w E.G) He is chosen to lead the corporate mid-level subsidiary operations workers to scale the day to day management and growth management of the company. He has over 5 years of experience within business management starting as a crew member for a local food operations company serving as an operating crew member and then promoted to district operations analysist. He has gained his experience within risk-management and consumer marketing. He has also served as intern, and then operations marketing manager for a public traded company called Joyy Inc, Subsidiary which is a Singapore based tech company focused on information technology applications. He has served as a member in countless of organizations such as Making invisible history visible which is a program that gives local Omaha residents a chance to learn the past of underserved communities and gives them a project to redevelop a part of the community to make it a better area for the future. a ‘Ron was appointed to the 24th long school district where he created this very corporate concept to grow North Omaha (24th area) 5 years ago. He was named ahead of his time, and he has gained the resources, knowledge, skills, and team to do just what he’s visioned. (CHRO) Angelique Burns: is a North Omaha native and the chief human resource officer at Burns Family Corporation. She has over 29 years of experience within health and human service (and a master’s degree within Health & Human Services, and lastly, she has less than 2 months before receiving her Ph.D. within the field.) as human resource director at private and public companies, and the longevity she has within her career she has been chosen to lead the company human resource sector. She will oversee the corporation and its subsidiaries HR management, labor relations policies, practices, and operations. She’s overseen a staff of 1,320 in her career and she is ready to oversee the growth of the subsidiary’s employees to 1,800 within the fifth fiscal year of
Organizational Chart	
Other Completed Projects and/or Accomplishments	Funding this corporation will provide the American dream to a local north Omaha citizen, it will create national coverage, major impact regarding employment opportunity and change the trajectory of the area forever. Leading a new mark to startups and minority business opportunity. It will inspire the community to reach for brighter paths and the global stance the company will operate on will all be from the local streets of the 24th area, making it a great asset to the future of north Omaha as it will sit alongside to another corporation. Building the minority wall street that once was lived in the past.
Proposal Title	Burns Family Corporation Project
Total Budget ($)	$14,000,000.00
LB1024 Grant Funding Request ($)	$10,550,000.00
Proposal Type	Capital project
Brief Proposal Summary	Burns Family Corporation has recognized the need of an expansion plan that will help communities economically by

	establishing a corporate headquarters in North Omaha, the operational parent company will operate three profitable companies on a day-to-day basis in diverse markets such as Food & Hospitality, real estate, and eCommerce, to help the local and national employment rates, and minority representation. The expansion plan will create over 1,800 jobs over the 5-year projected duration, create affordable housing throughout one of the operating companies and change the future of an underserving community that has been affected by oppression. BFC HQ will break ground once awarded the needed funded amount and operate temporarily out of a central park plaza office located in Downton Omaha within the early December of 12/22. The company will place their office in the old carnation ballroom located north of 24th , shaping the future building into a two-story office/training facility. This development will transform the exterior of a popular area within the north Omaha community and enrichen the impact on the job opportunity providing mid-level positions to work out national operations.
Timeline	immediately. (This is why the dates are projected so close together) Pre-Operation Milestones Projection 2022-2024 (PRE-OPERARTION) “Pre-Operation is the preparation before operations will begin” 1/5/23 Gain Capital amount of $10,500,000 5/9/23 Purchase the Building (our realtor has already been in contact with the property realtor) 1/9/23 The COO will meet with the Mark Sandford group , H2C Construction LLC to plan the renovations & alterations of the newly purchased building; 1/11/22 The CEO & COO will appoint a pre-operation team that will plan to start operations, while the corporate office is being prepared to open in 2024 1/16/23 The CEO & COO will address the pre-operation team on the company focus,
Percentage completed by July 2025	60%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	Our proposal gives north Omaha residents job access , and livable wages to add value to national operations

Visioning Workshop Findings Alignment	We have a lack of opportunity within minority startups to progress and expand to our full potential.
Priorities Alignment	Our proposal aligns with the lb1024 strategic priorities , to give access to small business within north omaha to grow and expand.
Economic Impact	we plan to create over 45 high wage paying jobs locally , and over 1,800 nationally
	45
	60
	52,000-215,000
	Our company hq will be in the center of opportunity and change that is coming alongside 24th street.
Community Benefit	It will diverse the economy because having a national headquarters will show the community that great change is happening on a local stance and right on our corner side.
	It will give job opportunity to several of local citizens and provide them a opportunity to live the American dream
Best Practices/Innovation	It will allow north omaha to have another corporation at its fingertip
Outcome Measurement	improving employment and equal opportunity
	our advisory board , and corporate team
	yes , as our exit strategy will be a initial public offering
Partnerships	No
Displacement	Yes
Displacement explanation	Local schools as their adopt as school partnership
Physical Location	explained in the lb1024 b.p attached
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	explained in the lb1024 b.p attached
Property Zoning	Yes
Is the project	

connected to utilities?	
	Yes
	Yes
Design, Estimating, and Bidding	No
	No
	explained in the lb1024 b.p
General Contractor	Yes
	Yes
Request Rationale	explained in the lb1024 b.p attached document
Grant Funds Usage	explained in the lb1024 b.p attached document
Proposal Financial Sustainability	Yes
	explained in the lb1024 b.p attached document
Funding Sources	explained in the lb1024 b.p attached document
	explained in the lb1024 b.p attached document
	explained in the lb1024 b.p attached document
Scalability	explained in the lb1024 b.p attached document
	explained in the lb1024 b.p attached document
Financial Commitment	explained in the lb1024 b.p attached document
ARPA Compliance Acknowledgment	☑
ARPA Reporting and Monitoring Process Acknowledgme	☑
LB1024 Funding Sources Acknowledgment	☑
Public Information	☑
File Uploads	Additional Location Documents (see application for list) Data

table of uses (breakdown of how the requested funds will be used for your proposal) Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement) Environmental assessment of subject site. Is the property a brownfield site? Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Pro Forma Proposal Budget/Sources and Uses Request Rationale Documentation Schedule



Burns Family Corporation

“Operating Subsidiaries that will grow the future’’

Contact Information

a ‘Ron Burns

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Alexis Burns

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Executive Summary

Opportunity: Burns Family Corporation is a fortune 500 startup, ready to grow and build a HQ in North Omaha, operating the national emerging subsidiaries, The needed funding amount has the potential to make not only a local impact but a world impact if given the approval, investing

in a major corporation can change the national opinion on north Omaha tremendously, by allowing more opportunity and etc.

Problem Summary: Burns Family Corporation has recognized the need of an expansion plan that will help communities economically by establishing a corporate headquarters in North Omaha, the operational parent company will operate three profitable companies on a day-to-day basis in diverse markets such as Food & Hospitality, real estate, and eCommerce, to help the local and national employment rates, and minority representation. The expansion plan will create over 1,800 jobs over the 5-year projected duration, create affordable housing throughout one of the operating companies and change the future of an underserving community that has been affected by oppression.

Solution Summary: Burns Family Corporation will strive to aim to be a fortune 500 startup, as they will lead as an operational parent company that will operate three companies by growing their profit, expanding the companies, creating employment, affordable housing opportunities in needed communities through the subsidiary company.

Market: Burns Family Corporation marketing strategy will be the "Sub-Branding" marketing strategy that the corporation will use to reach three key audiences that reflect the subsidiaries which is diverse tenants, households/millennials/teenagers/youth/elderly, and women.

Competition: Burns Family Corporation indirect competitors are companies that specialize having interest or operations within their company brands. Our tenants, in-store consumers, and online customers may consider choosing services/products from our indirect competitor such as Berkshire Hathaway & Yum! Brands

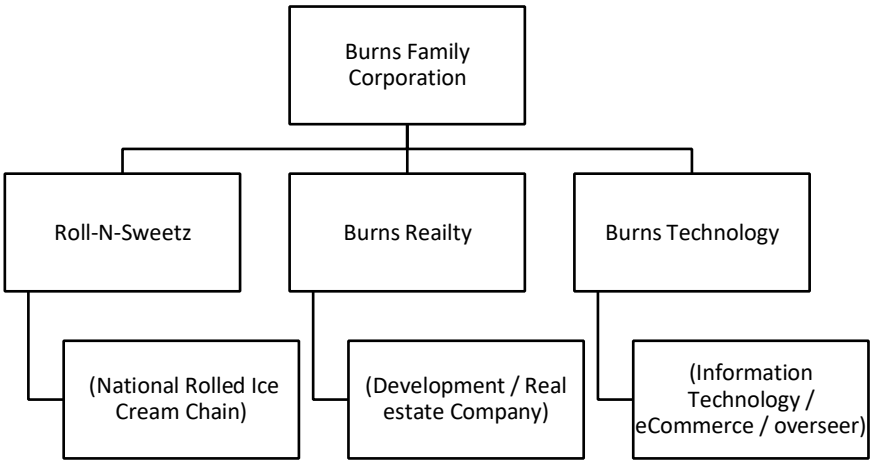
Why Us? The issue with our indirect competitors is they have controlling interest but do not perform any operational interest which is why the "operating parent company" accessibility is accessible because there are few parent companies that owns each company and directly operate them to succeed and bring fast profit returns. We will work to build consumer confidence and use daily cash flow management tactics to ensure financials projections are being met. This will be bringing us to the conclusion that with each measure to ensure the company's consumer trust & great operational measures to ensure company success. We will be guaranteed more consumer support throughout each of our subsidiary's operations as our vision will reflect our subsidiary performance which will be quality, and outstanding customer service.

Expectations

Forecast:

- Burns Family Corporation HQ will be in north Omaha contributing to the plans to hire
  48 local staff within the duration of the first year before
- operation begins, improving the employment/tax rate in north Omaha.
- - Burns Family corporation also plans to hire a diverse executive administration to contribute to the minority representation in the HR field.
- - Burns Family Corporation Subsidiary Roll-N-Sweetz will operate the mass hire of over 335 people within two years for the retail subsidiary (roll-n-sweetz rolled ice cream).
- - Burns Family Corporation Subsidiary Burns Family Reality will create two affordable housing developments in North Omaha, helping low-income families with housing.
- - The operating company first year projected revenue is expected to be $12,546,000
- - Provide excellent investment returns of 10% or greater
- - Contribute to the goal daily to help rebuild communities that have been underserving
- Improve the crime rate by filling a void in the community

Company Structure



Roll-N-Sweetz: A National Rolled Ice Cream Chain , In-Negotiation with MB Stadium(Atlanta , GA) , and 12 other states to increase retail operations backed by their (CDG) , will acquire Kansas city / California rolled ice cream chains and rebrand as " Roll-N-Sweetz " , Roll-N-Sweetz Vice president of operations will relocate the ice cream chains managements/staff to North Omaha , To train & learn how to operate to the " Roll-N-Sweetz standard , creating more opportunity for north Omaha. Roll-N-Sweetz is also working closely with a JP Morgan Chase, Goldman Sachs advisors to have the needed criteria ready to enlist a IPO at the fiscal year of 10.

Burns Reality: A real estate development company that will work to create affordable housing, home-ownership programs and work to bring a key development projects to north Omaha that will drive in national retail, fast food chains/grocery-chains to north Omaha such as Trader Joes, Chick-Fil-A , Saxby's , White castle and lastly Whataburger , We will get key retailers to come by extending the torch of a new change coming to north Omaha , and Having a Startup fortune 500 will indeed make key connections , Burns Family Reality will also work closely to one of the biggest land owners in north Omaha , to buy back and redevelop.

Burns Technology: An Information Technology company, that will oversee the company eCommerce, store kiosk stands , developments cloud & technology software's , and lastly handling all third-party security solution technology setup's/issues.

Noteworthy Information: a 'Ron Burns was able to lead over 50,000 in total sales within 2

months of one location with his subsidiary (Roll-N-Sweetz) in north Omaha, Burns Family Corporation will operate Roll-N-Sweetz rolled ice cream as this company is the (retail sector) subsidiary of Burns Family Corporation. Once the Headquarters is officially open, the corporation executive & corporate employees will begin pre-operations to open 24 stores, 8 retail kiosk stands ,4 mobile delivery/catering vehicles/trucks , 2 ice cream trucks , within the first two years and help local communities in need of employment & providing a new service , by hiring 15 staff members at each operated place , , fulfilling the goal of providing needed jobs and helping provide a low- unemployment rate in desired locations. The corporate employees will focus on these 12 critical states that need new-key employment opportunities to make positive impact to their area that we will focus on to add 2 locations or operated services in, in its first three year of pre-operations (All of these locations will be direct control under burns family corporation HQ in Omaha, which will be a big deal)

Target Market

Burns Family Corporation Market size is three market segments which is households/women/minority's/teenagers/youth/millennials/college students/low, middle, high income single/multi households, Each segment will contribute to everyday consumer profit as we will market and present our "Sub-Branding" marketing to each company were operating.

The first 12 states (with the listed cities) with the average profit projection are listed below:

- - (NE) Omaha, Lincoln locations will make $700,000 a year or more annually.
- - (NY) New York city, Hempstead locations will make $900,000 a year or more annually.
- - (FL) Jacksonville, Miami locations will make $900,000 a year or more annually.
- - (NV) Las Vegas, Henderson locations will make $1,000,000 a year or more annually.
- - (CA) Los Angeles, San Diego locations will make $1,100,000 a year or more annually.

- - (CO) Denver, Colorado Springs locations will make $700,000 a year or more annually.
- - (GA) Atlanta, Columbus locations will make $700,000 a year or more annually.
- - (TX) Houston, San Antonio locations will make 1,000,000 a year or more annually.
- - (IL) Chicago locations will make 1,000,0000 a year or more annually.
- - (MI) Detroit locations will make $700,000 a year or more annually.
- - (WA) Seattle locations will make $700,000 a year or more annually
- - (LA) New Orleans, Baton Rouge locations will make 950,000 a year or more annually

Competition

Our current indirect competitors are Berkshire Hathaway and Yum Brands who have stock/investment interest throughout
their subsidiary's. Each of the company's they invest or draw ownership still have their own form of operational managements which creates a discrepancy from their day-to-day control or influence which deeply affects the company's revenue because there is lack of technical company operations overseeing from an effective operations scale. Although these companies are high earning, certain critical effects that are not a strategic focus could help their company grow if cared about the operational management sector of their investments.

Our advantage: Our current competitors are Berkshire Hathaway and Yum Brands who have stock/investment interest throughout their subsidiary's. Each of the company's they invest or draw ownership still have their own form of operational managements which creates a discrepancy from their day-to-day control or influence which deeply affects the company's revenue because there is lack of technical company operations overseeing from an effective operations scale. Although these companies are high earning, certain critical effects that are not a strategic focus could help their company grow if cared about the operational management sector of their investments.

Execution

Marketing Plan : Burns Family Corporation will use golin public relations firm to represent roll-n-sweetz on behalf of our food & hospitality sector, (Ray Kroc whom was the CEO of McDonalds and led McDonalds to the expansion concept of over 500 stores has had a successful run from sharing a great story and we plan to match his effect , we will also use Omaha native Lukas Partners to execute the corporation press/media information that will birth the startup operating company story and create tactics that will gain consumer confidence and trust within

the company., Burns Family Corporation will use Omaha advertising to represent Burns Reality Developments within advertising, public relations and brand strategies to create a 1/1 consumer acknowledgement & confidence within the brands the corporation operates and owns , Burns Family Corporation will use Eve Strategize agency to form the executive personal story to create his public image that will represent who the consumers can relate to & tie back into why they are supporting the corporation cause to begin with , We will also work closely with executives at Roc Nation , Universal Music group and Quality Control Music Group to distribute great attention to North Omaha , by bringing A-LIST Celebrity to carry out formal partnerships that will grow the subsidiaries brands , but by also bringing the key individuals to draw more awareness of positive , local changes.

Facilities

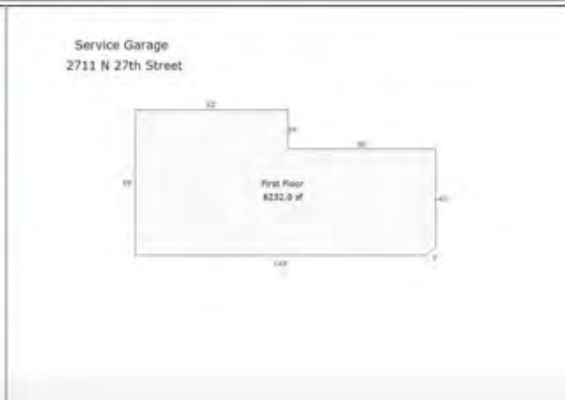
Future “Mary Francis Brook “Building , Will house the Burns Family Corporation HQ office.

Land Information

Acres	*SF*	*Units*	*Depth*	*Width*	*Vacant*
0.139	6055.3	0.0	0.0	0.0	

Improvement Information

Building 1



Building Address : 2711 N 24 ST

. Burns Family Corporation will purchase the former carnation ballroom building that now is another empty space in the community that needs energy to highlight & service the community that has been affected by gentrification & oppression. We will make it our Corporate HQ & provide a class a remodel that will allow us to conduct day to day operations, The other plans are to acquire the lot next to us for more building space , and break ground on a new gated access parking lot , this space will be needed to the building to assist with current and future growth of the company. This building will be the prime enterprise for the local and national operations that will take place, as it will be used for the company main executive sectors which are admirative/hr., logistic and strategic planning, training and quality performance, information technology, community & business engagement, and media/communication, details on rooms of the building & use will be provided below:

- Lobby: Welcome & direct corporate staff and visitors, control access.
- Hidden Panic Room/ Reserve Vault: in case of natural / physical emergency/disaster provide the corporate executive & others safety
- 8executive private offices: the executive team private offices
- Roll-N-Sweetz, Burns Reality, and Burns Technology / communications / Cubicle offices area:
  workplace/operation center of company workers
- Social Media Content Room: corporate interviews, or subsidiary advertising will take place
- Editor / studio room: the selecting, preparing, photographic, visual preparation to launch a new ad workplace
- Glam room: a private dedicated area for A list celebrities/socialites to get ready before eCommerce/advertising/marketing campaigns begin production.
- Private Bathroom: will serve the hygiene function between or before production will begin for the marketing/advertising/eCommerce campaigns Event Room: will be used to host corporate / subsidiary / community events
- Press Conference Room: getting the media on the corporate side to help with company notability will be a prime focus, this room will service as a room where media events will take place, which we will invite journalist to hear our next company project.

- - Photo studio room: The photo studio room will service the company marketing development room used for new innovate photos to shape our products with our consumers
- - Fitting/wardrobe/closet room: the eCommerce sector will need an area to fit models/celebrity ambassadors and more, this area will be the fitting area for events that will help with our marketing affect to scale the company.
- Meeting Room / Advisory Board Meeting Room (decision making room)
- eCommerce product Storage room: we will store our eCommerce operation products in a storage room that will help with inventory tracking, the goal is to have all company operations at one center.
- Kitchen: this area will transform the workplace by providing wellness to the staff on a busy operating day
- - Office dining/break area: When the corporate employees are not busy operating, this will be a great area where socializing will take place.
- Workplace Supply Room: The executive supply room will store company supplies, fax/printer machine & executive mailboxes
- Roll-n-sweetz training center: will be a replica store use for national general managers, mid-managers, operators, and staff
- - Training classroom/area: this area will train all areas of the corporation, teach the youth with our corporate programs to help the community

Milestone & Metrics

Two years of countless research have allowed us to receive funding & begin pre-operations immediately. (This is why the dates are projected so close together)

Pre-Operation Milestones Projection 2022-2024 (PRE-OPERARTION) “Pre-Operation is the preparation before operations will begin” 1/5/23 Gain Capital amount of **$10,500,000**

5/9/23 Purchase the Building (our realtor has already been in contact with the property realtor)

1/9/23 The COO will meet with the **Mark Sandford group , H2C Construction LLC** to plan the renovations
& alterations of the newly purchased building;

1/11/22 The CEO & COO will appoint a pre-operation team that will plan to start operations, while the corporate office is being prepared to open in 2024

1/16/23 The CEO & COO will address the pre-operation team on the company focus, needs and strategic sop plan that will be used to begin pre-operations & meet company deadlines.

1/17/22 3The Corporate reality have acquired an apartment complex, land and has officially started freeman planning with Blair to construct, manage and build 2 affordable housing developments (SBTC)

1/18/22 The corporate retail sector will have 21 planning day called the "fast but steady operation "created to handle a detailed strategic plan to open a profitable location. which will mean 7 extensive days to pick a strategic profitable location that has 25,000 daily car traffic or 8,000 daily foot traffic a day or both, work with the selected relator to make sure the company retail real estate needs are met which is lease-to-own, landlord provide the cost of our build-out. The preoperation associate will have 3 extensive days to establish a marketing plan, 2 extensive days to create an induvial location/site business plan. 1 extensive day to present to the Corporate COO a 'Ron Burns for approval, 2extensive days to work with the selected realtor to get feedback/confirmation, 1 extensive day to turn in the LOI to the corporate president where he will spend 2 days with the vice president of legal to correct any mistakes or errors, and if everything is good to go. There will be a greenlight to begin the planning meeting with newco construction who will begin the 6-week national operation renovation of the new locations. The Corporate COO will visit the site to promote/market company growth with newco construction & the operation associate will ensure the required updates to make sure the location gets opened with employees and the marketing plan goes in-effect before the grand opening.

2/12/23 The CEO will begin working with the eCommerce operations team to work on the eCommerce sector 5/13/23 The retail sector corporate employees have officially opened 6 locations

9/12/23 The corporate retail sector will have 21 planning day called the "fast but steady operation "created to handle a detailed strategic plan to open a profitable location. which will mean 7 extensive days to pick a strategic profitable location that has 25,000 daily car traffic or 8,000 daily foot traffic a day or both, work with the selected relator to make sure the company retail real estate needs are met which is lease-to-own, landlord provide the cost of our build-out. The preoperation associate will have 3 extensive days to establish a marketing plan, 2 extensive days to create an induvial location/site business plan. 1 extensive day to present to the Corporate COO a'Ron Burns for approval, 2extensive days to work with the selected realtor to get feedback/confirmation, 1 extensive day to turn in the LOI to the corporate president where he will spend 2 days with the vice president of legal to correct any mistakes or errors, and if everything is good to go. There will be a greenlight to begin the planning meeting with newco construction who will begin the 6-week renovation of the new location. The Corporate president will visit the site to promote/market company growth with newco construction & the operation associate will ensure the required updates to make sure the location gets opened with employees and the marketing plan goes in-effect before the grand opening.

1/18/24 The corporate retail sector has opened 6 new retail locations
1/23/24 Burns Family Corporation has a workforce of 180 staff in the pre-operation phase

5/8/24 Burns Family Corporation has officially opened the national Headquarters

5/15/24 The corporate retail sector will have 21 planning day called the “fast but steady operation “created to handle a detailed strategic plan to open a profitable location. which will mean 7 extensive days to pick a strategic profitable location that has 25,000 daily car traffic or 8,000 daily foot traffic a day or both, work with the selected relator to make sure the company retail real estate needs are met which is lease-to-own, landlord provide the cost of our build-out. The preoperation associate will have 3 extensive days to establish a marketing plan, 2 extensive days to create an induvial location/site business plan. 1 extensive day to present to the Corporate COO a’Ron Burns for approval, 2extensive days to work with the selected realtor to get feedback/confirmation, 1 extensive day to turn in the LOI to the corporate president where he will spend 2 days with the vice president of legal to correct any mistakes or errors, and if everything is good to go. There will be a greenlight to begin the planning meeting with newco construction who will begin the 6-week renovation of the new location. The Corporate president will visit the site to promote/market company growth with newco construction & the operation associate will ensure the required updates to make sure the location gets opened with employees and the marketing plan goes in-effect before the grand opening.

5/25/24 Roll-N-Sweetz University opens, where the facility will invest in the growth of new staff who want to become operators and learn how to manage a functioning high-tech, busy ice cream store.

8/12/24 The corporate retail sector has opened 12 new retail locations, 8 kiosk stands, 2 trucks, 4 delivery vehicles

8/16/24 Burns Family Reality affordable housing development grand opening (operated and managed by burns family reality). **End of the projected pre-operation phase**

Key Metrics Projection

Burns Family Executives will track the corporations progress by evaluating the company sales, earnings before interest and tax (EBIT), net income, earnings per share, margins, efficiency ratios, liquidity ratios, leverage ratios, and rates of return, We will ensure that our chief financial officer will thoroughly watch all financial operations to keep the financial health in good standing with the IRS, and with the committed corporate business plan.

Company

Team :

(CEO) Alexis D. Burns: is a north Omaha native and the Chief executive officer of Burns Family Corporation, with a degree in Business Administration and over ten years of experience within consumer confidence, customer service, and financial- risk management working for first national bank of Omaha she’s learned how to deal with the

everyday people needing help on a financial stance. She also has over four years of criminal justice knowledge while serving as a clerk for the Douglas County Courthouse observing the systematic ways on how minority people become products of their environment that leads to a criminal record , her efforts with this role shows her knowledge and experience on what north Omaha needs to grow and evolve from the tainted misguided image that is painted upon the community , and lastly four years of knowledge within low-income housing with experience from serving as a Housing Specialist for Section 8. She has seen the unequal opportunity brought by the lack of affordable housing and discrimination against section 8 tenants. she understands the quality and needs treatment to guide the company low-income developments into a prosperous, equal fair opportunity for low-income residents. Alexis has the credential and experience about financial management, customer-service relations and lastly affordable housing while serving the community for over 18 years. She is chosen to lead the company in the best direction for the people, to build, grow and expand to higher levels in the world with this company , while placing the company head office in north Omaha that gives her access not only to change on local stance , but change a national trajectory as her company efforts will lead to a better tomorrow as it answers the help , provided with the LB1024 bill.

(COO) a 'Ron Burns: is a north Omaha native and the chief operations officer at Burns Family Corporation. He is notably known as one of the greatest entrepreneur of his generation (- yahoo e/w E.G) He is chosen to lead the corporate mid-level subsidiary operations workers to scale the day to day management and growth management of the company. He has over 5 years of experience within business management starting as a crew member for a local food operations company serving as an operating crew member and then promoted to district operations analysist. He has gained his experience within risk-management and consumer marketing. He has also served as intern, and then operations marketing manager for a public traded company called Joyy Inc, Subsidiary which is a Singapore based tech company focused on information technology applications. He has served as a member in countless of organizations such as Making invisible history visible which is a program that gives local Omaha residents a chance to learn the past of underserved communities and gives them a project to redevelop a part of the community to make it a better area for the future. a 'Ron was appointed to the 24th long school district where he created this very corporate concept to grow North Omaha (24th area) 5 years ago. He was named ahead of his time, and he has gained the resources, knowledge, skills, and team to do just what he's visioned.

(CHRO) Angelique Burns: is a North Omaha native and the chief human resource officer at Burns Family Corporation. She has over 29 years of experience within health and human service (and a master's degree within Health & Human Services, and lastly, she has less than 2 months before receiving her Ph.D. within the field.) as human resource director at private and public companies, and the longevity she has within her career she has been chosen to lead the company human resource sector. She will oversee the corporation and its subsidiaries HR management, labor

relations policies, practices, and operations. She's overseen a staff of 1,320 in her career and she is ready to oversee the growth of the subsidiary's employees to 1,800 within the fifth fiscal year of operating. This is the needed Dedication that adds an asset to helping follow the corporations innovate to creating employment and breaking the barrier for equal opportunity.

(CFO)Shanelle Williams:is a North Omaha native and the chief financial officer at Burns Family Corporation. She has over 18 years' experience within financial management, audit data analysis and lastly risk-management. She has an BBA and chosen to lead the company financial sector. She will work with our company contracted accountant firm "McMillen Dovali Co. "to ensure state and federal compliance is complied. She will work to protect the vital assets of the company, ensure compliance within financial regulations, and close the books correctly, communicate value and risk issues to investors and our advisory board. She will operate an efficient and effective finance organization providing variety of services to the business such as financial planning, analysis, treasury, tax and other finance operations to the corporation and its subsidiaries.

Burns Family Corporation Staff

- - Advisory Board (9 Members, that will help with advice and company growth, developments)
- - Co-Founder & CEO: Alexis Burns
- - Co-Founder & CO0: a' Ron Burns
- - CHRO: Angelique Burns
- - CFO: Shanelle Williams
- - General Counsel: Brandon Hamm
- - Vice President of Construction: Jim Henderson
- - Vice President of Marketing & Sales:
- - Operations Trainer
- - Executive Assistant:
- - Marketing and Sales Associates:
- - Roll-N-Sweetz operation Associates:
- - Burns Reality operation associates:
- - Burns E-commerce associate:
- - Customer Service Associate:

- - HR specialist:
- - Property Manager:
- - Corporate Office Secretary
- - Head of Security:
- - Real Estate Analysis
- - Consumer Analysis
- Regional General Managers
- District General Managers
- (More positions will be listed)

Team Payroll

Burns Family Corporate Executive CEO & President Benefits/Perks

- - 20% salary advance (corporation officially starts operations/receives 1st round capital)
- - SERPs Plan
- Company Vehicles will be given to maintenance / certain administrative positions / and mobile workers
- - The company will pay for business travel expenses such as hotel, flight, security/staff accommodation
  (not including personal expenses spent on business travels such as food, clothing, or personal use)
- - The company will pay for marketing and PR for the executives
- - 5% royalty of subsidiary company revenue -

Administrative Cost/Budget

- - Advisory Board (Volunteer)
  Co-Founder & CEO: Alexis Burns ($210,000 a year, 5% company revenue royalty a year (45,833) = $255,833
- Co-Founder COO t: a' Ron Burns ($210,000 a year, 5% company revenue royalty a year (45,833) =$255,833

  Vice President of Roll-N-Sweetz Operations (60,000 a year) = $ 45,947 after tax
  Vice President of Burns family Reality Operations 60,000 a year) = $ 45,947 after tax
  Burns Technology IT Specialist (60,000 a year) = $ 45,947 after tax

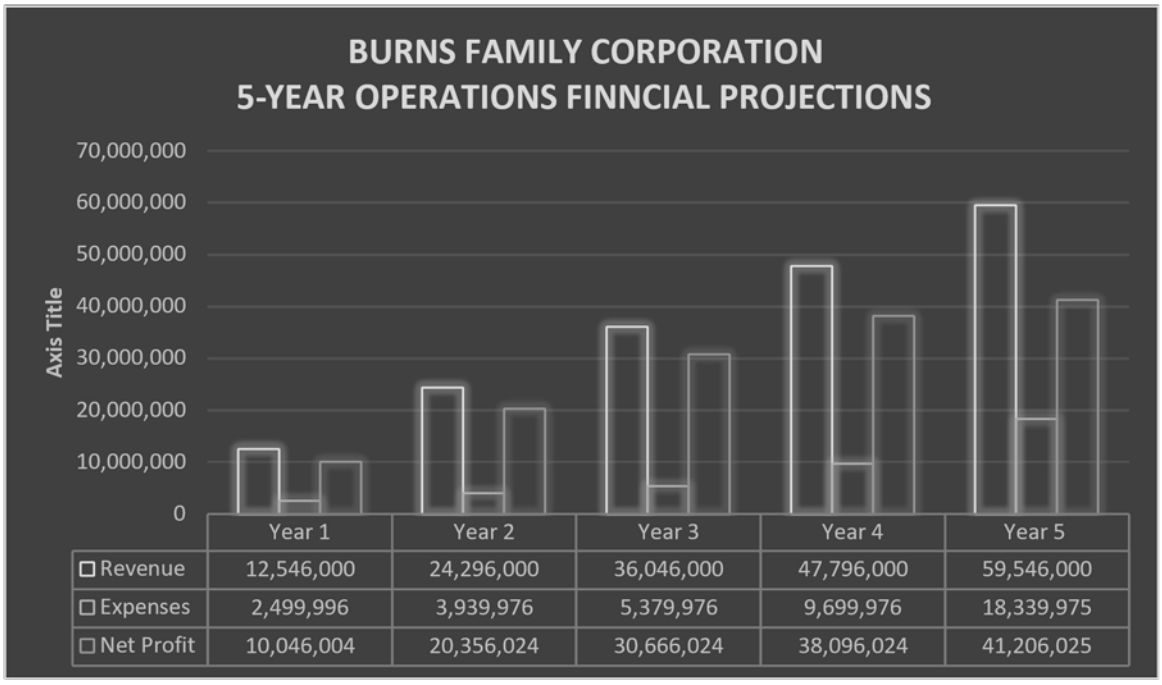
  General Counsel ($87,500) = $65,976 after tax

- Vice President of Finance (60,000 a year) = $45,947 after tax
- Vice President of human resources (60,000 a year) = $45,947 after tax –

Vice President of Construction 60,000 a year) = $45,947 after tax
- Vice President of Marketing & Sales (60,000 a year) = $45,947 after tax –

Marketing and Sales Associates (43,759a year) = $35,346 after tax
- Roll-N-Sweetz operation Associates (35,000 a year) = $28,826 after tax - Burns Reality operation associates (35,000 a year) = $28,826 after tax - Burns E-commerce associate (35,000 a year) = $28,826 after tax
- Administrative Assistant ($25,000 a year) = $21,529 after tax
- Corporate Office Secretary ($22,000 a year) = $17,352 after tax

Financial Projection Highlights



	Year 1	Year 2	Year 3	Year 4	Year 5
Revenue	12,546,000	24,296,000	36,046,000	47,796,000	59,546,000
Expenses	2,499,996	3,939,976	5,379,976	9,699,976	18,339,975
Net Profit	10,046,004	20,356,024	30,666,024	38,096,024	41,206,025

Year FY 1 Financial Plan

Forecast

Key Assumptions

Creating consumer confidence & public support through media relations with using our corporate executive will draw profit & increase the subsidiary's notability, we plan for a fast growth rate because of our marketing partners & strategic strategies to plan, execute, deliver, and expand.

Revenue by Month

The corporation revenue by month for the first fully operating year is projected to be **$1,045,500** dollars a month.

Expenses by Month

The corporation expenses by month for the first fully operating year is projected to be **$208,333 dollars** a month.

Net Profit by Year

The corporation year 1 net profit by year for the first fully operating year is projected to be **$10,046,004**

Financing

Use of Funds

Burns Family Corporation is requesting $10,550,000 to fund the startup fortune 500.

Corporate office purchase land /building / buildout = $5,550,000 (550,000 TIF FROM CITY)
24 retail locations, 8 retail kiosk stands, 2 ice cream truck, 4 catering/delivery = $2,550,000.00
Burns Reality
(North Omaha Affordable Housing operations) sector = $1,450,000
Burns Information Technology = $1,000,000

Other development funds will come from HUD, City of Omaha and commercial real estate investors.

Third-Party Partners

Burns Family Corporation executive chain will work with the following companies to executive their subsidiary's goals

1. Sampson construction
    1. Sampson Construction
    2. H2CConstruction
    3. BRRArchitect's
    4. The Mark Sandford Group
    5. ALLEYPOYNERMACCHIETTO Architecture
    6. AOI Corporation
    7. Eloy Construction Interiors
    8. InstaBoostinc
    9. Evestrategizes agency
    10. Golin
    11. Newco Construction
    12. Omaha Adv.
    13. Olsson
    14. Tack Architects
    15. McNeil Company
    16. BVH Architects
    17. Clark International
    18. Lion's Gate Security

19. SEI
20. Trailblazers Constructors

KEY FINNACIAL INFORMATION BELOW:

Projected Profit & Loss

	FY1	FY2	FY3
Revenue	$12,546,000	$24,296,000	$36,046,000
Gross Margin %	80.07%	83.78%	85.07%
Total Operating Expenses	$2,499,976	$3,939,976	$5,379,976
Net Profit	$10,046,024	$20,356,024	$30,666,024

- The Corporation staff key focus goal is to keep the operating subsidiary's overhead cost low, something our competitors are not focused on because they do not have direct authority or control over operations!

Projected Balance Sheet

UP = UPFRONT PAYMENT

	FY1	FY2	FY3
Cash and Cash equivalents	$ 1,249,998	3,939,972	5,379,972
Accounts Receivable	UP	UP	UP
Inventory	60,000	80,000	$120,000
Total Current Assets	1,309,998	4,019,972	5,499,972
Property and Equipment			
Land & Buildings (Sq. Ft. total value)	79,560	115,560	151,560
Equipment	480,000	960,000	1,440,000
Less accumulated depreciation	(20,000)	(60,000)	(80,000)
Other assets	0	0	0
Less accumulated depreciation	0	0	0
Total Assets	539,560	1,015,560	1,511,560
Prepaid Revenue	$100,000	$100,000	$100,000

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Disclaimer : This document shall not be fabricated , copied or shared with anyone other than the directed party intendent by Burns Family Corporation.

Grant Application

Row 347

Organization Name (if applicable)	
Physical Address	
Mailing Address	
Website	
Social Media Accounts	
Name	Charmaine Morton
Title	
Email Address	classico.solo@gmail.com
Phone	+1 (402) 212-0938
Team	No
Organizational Chart	My organizational chart will be uploaded. This will include my renovation process as well as contractors as the team.
Other Completed Projects and/or Accomplishments	I have recently inherited some rental property. I have been a landlord, wanting to make enhancements as well as cater to our families on fixed incomes.
Proposal Title	Charmaine Morton Business Proposal 2022
Total Budget ($)	$1,000,000.00
LB1024 Grant Funding Request ($)	$100,000.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	Rental property renovation on 16th st and 19th st of north Omaha. Timeframe is January 1, 2023- December 1, 2023. Currently have a team in place.
Timeline	1/1/23-12/1/23
Percentage completed by July 2025	100%

Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	
Visioning Workshop Findings Alignment	
Priorities Alignment	
Economic Impact	
Community Benefit	
Best Practices/Innovation	
Outcome Measurement	
Partnerships	
Displacement	
Displacement explanation	
Physical Location	

Qualified Census Tract	
Additional Location Documents	
Property Zoning	
Is the project connected to utilities?	
Design, Estimating, and Bidding	
General Contractor	
Request Rationale	
Grant Funds Usage	
Proposal Financial Sustainability	
Funding Sources	
Scalability	
Financial Commitment	1000000
ARPA Compliance Acknowledgment	☑
ARPA Reporting and Monitoring Process Acknowledgme	☑
LB1024 Funding Sources Acknowledgment	☑
Public Information	☑

File Uploads	Organizational Chart Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Schedule

Grant Application

Row 348

Organization Name (if applicable)	DGM FITNESS STUDIO
Physical Address	2906 N. 16th Street Omaha, NE 68110 3001 N. 16th Street Omaha, NE 68110 3003 N. 16th Street Omaha, NE 68110
Mailing Address	2915 N. 16th Street, Omaha, NE 68110
Website	Researching Website Builders
Social Media Accounts	metay.marie(Instagram)
Name	Metay Vinson
Title	Co-Owner
Email Address	metayvinson03@gmail.com
Phone	+1 (402) 686-1397
Team	Yes
	Derrone Greene, Co-Owner Roles consist of the following: Maintaining safety standards for facilities and equipment, including routine inspections by certified staff members • Participating in community events such as charity fundraisers or health fairs where the gym is represented-Motivating staff members to work out in by maintaining a clean facility, adequate working equipment, and providing adequate lighting and ventilation • Managing the business's finances by generating income through membership fees or selling products such as protein shakes or workout videos their goals and ensuring that they are trained in proper techniques • Ensuring that all staff members are properly trained on how to use equipment and are qualified to provide personal training services • Conducting research on new products, equipment, and services to make sure they are a good fit for the gym • Hiring staff members to work at the front desk or as personal trainers or instructors • Creating a safe and comfortable environment for members. Some of Derrone Greene's personal accomplishments consists of the following: Received funding in the amount of $274,000 in 2016 from SBA and Nebraska Enterprise balance due is less than 30% South Eastern Community Action HVAC-R Service Provider 2 years 2017-2019 GOCA Service Provider Associates Degree in Business Management All Aide A Certifications for 3 years Active Masters in HVAC-R Unlimited in Omaha, Ralston, Papillion, Bellevue, LaVista, and Iowa Active Contractors Registration for 10 yea Operational Director Metay Vinson, Co-Owner and Administration Director consist some of the same roles as Derrone Greene. Some of Metay Vinson's accomplishments and experience consists of the following: Metay's personal

	accomplishments consists of the following: Certified personal trainer between the years 2017 to 2019 Offense running back and Defensive End for the Omaha Heart for 3 years Associates Degree in Psychology Administration Three years of residential and commercial renovation 2nd in NSAA Nebraska State Track and Field Medalist from 2011-2015 Fitness in the Park Community Event Summer 2022, Gladys Stennis, Administrator Assistant and Community Outreach Coordinator role consist of the following: •Developing and implementing human resources policies. •Supporting strategic objectives. •Hiring staff and negotiating employment agreements. •Ensuring compliance with laws and regulations. •Managing staff wellness and performance reviews. • Motivating and supporting current staff. •Maintaining staff records. •Handling employee benefits. • Identifying staffing needs and creating job descriptions. • Designing and directing training programs. • Budgeting •Handling recurring payment schedules • Handling all member issues , Hiring staff members to work at the front desk or as personal trainers or instructors , Shantara Mason, Director of Personal Trainer/Personal Trainer consist of the following: Provide excellent customer service to accommodate client needs •Accommodate a flexible schedule to work with their clients • Provide education and dietary procedures that improve clients' health Provide knowledge of how to use gym equipment properly and train clients accordingly •Developing and managing action plans to reach overall goals. •Ensuring monthly revenue targets are met. • Recruiting staff and ensuring optimal staffing levels. •Training new staff members. •Providing staff with ongoing assistance and training. •Developing personal trainers to grow revenue and to assist members in reaching fitness goals. •Collaborating with staff members to ensure cleanliness and tidiness of facilities, and maintenance of equipment. •Replacing manager on duty and personal trainers in absence. •Maintaining a calendar of outreach activities, including community events, workshops, appearances, and other communication opportunities. Shantara accomplishments: Certified personal trainer for 5 years. CEO of Shaped by Shan
Organizational Chart	
Other Completed Projects and/or Accomplishments	Derrone Greene, Co-Owner of DMG FITNESS STUDIO
Proposal Title	DMG FITNESS STUDIO
Total Budget ($)	$800,000.00
LB1024 Grant Funding Request ($)	$800,000.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	DMG FITNESS STUDIO will be a small business, providing health awareness, athletic fitness training and goods to neighborhood residents, which is located within a crucial neighborhood business district located at 2902 N. 16th Street Omaha, NE, 68110 2906 N. 16th Street Omaha, NE 68110 3001 N. 16th Street Omaha, NE 68110 3003 N. 16th Street Omaha, NE 68110 The Time-line consist of the following:

	Construction Interior/exterior Release of funds – April 2024 Equipment Instillation April 2024- May 2024 Employment selection and training April 2024 -May 2024 Grand Opening June 2024
Timeline	Time line Construction Interior/exterior Release of funds – April 2024 Equipment Instillation April 2024- May 2024 Employment selection and training April 2024 -May 2024 Grand Opening June 2024
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	DMG FITNESS STUDIO contributes to the community sustainability by utilizing eco-friendly gym supplies and equipment, reducing water consumption, using natural and eco-friendly products, providing filtered water, and installing more efficient lighting and temperature control. DMG FITNESS STUDIO will contributes to the community quality of life by providing physical activity and exercise which can be effective treatment strategies for symptoms of both depression and anxiety. Engaging in physical activity and exercise that can bring short and long-term benefits for mood, sleep, and physical health. Also, promoting consistency and sustained motivation enhanced by peer support, family support, through our electronic platforms offering exercise programs.
Visioning Workshop Findings Alignment	There are several areas of our proposal which aligns with the findings in the Visioning Workshop Summary. Our proposal will provide and increase health and fitness educational and awareness in the areas of nutritional diets and exercise and fitness through in-house, social media platforms, our API technology for dissemination of information. Opportunities to restore historical buildings and reuse of land. Our proposal addresses cultural and situational awareness about challenges by improving the quality of life through athletic and fitness training, employment opportunities with high wage rates, and community unification.

Priorities Alignment	The Ideation Phase is being actively participated in by all participants (staff, clients, and community partners). This stage enables the creation of specific plans and actions to carry out the priority. For support and shared ownership of strategic planning, there must be inclusive and wide representation of all constituencies. Following collection and analysis, the information is used to help with decision-making regarding implementation.
Economic Impact	Please refer to the data sheet
	DMG initial goal is to create ten permanent employment positions to successfully operate DMG FITNESS STUDIO.
	DMG initial goal is to potentially create but not limited to twenty-two temporary and construction employment positions to successfully renovate DMG FITNESS STUDIO.
	The pro-posed job wage levels range from $24,000.00 to $55,000.00 annual salary.
	DMG FITNESS STUDIO is located in the proposed jobs aligns have in the North Omaha and immediate surrounding communities will Residential land uses are mixed in with other uses, creating accessibility with shorter trips and walkability in the area. DMG FITNESS STUDIO is located within 3 miles of the Omaha downtown commercial and small business district. DMG FITNESS STUDIO will complement existing substantial economic strengths and resilience in the area and increase employment opportunities and community physical health care awareness. DMG FITNESS STUDIO will stimulate other small businesses and futurists to reinvest in the community. DMG FITNESS STUDIO will provide employment opportunities for contractors during the renovation phase.
Community Benefit	DMG FITNESS STUDIO will benefit the community by diversifying the economy by collaborating with community professionals, non-profit agencies, providing Nutrition Analyzer/Health Profile, Meal Planning, create relationships and potentially lifelong friendships.
	DMG FITNESS STUDIO contributes to the community sustainability by utilizing eco-friendly gym supplies and equipment, reducing water consumption, using natural and eco-friendly products, providing filtered water, and installing more efficient lighting and temperature control. DMG FITNESS STUDIO will contributes to the community quality of life by providing physical activity and exercise which can be effective treatment strategies for symptoms of both depression and anxiety. Engaging in physical activity and exercise that can bring short and long-term benefits for mood, sleep, and physical health. Also, promoting consistency and sustained motivation enhanced by peer support, family support, through our electronic platforms offering exercise programs.
Best Practices/Innovation	DMG FITNESS STUDIO will provide a secured 24-hour facility that can be easily accessible to individuals by walking, biking. DMG FITNESS STUDIO will provide affordable athletic training to middle and high school students who are anticipating in participating at the collegiate and professional level. In addition to educating them on how to display positive media image through social media by using training content.

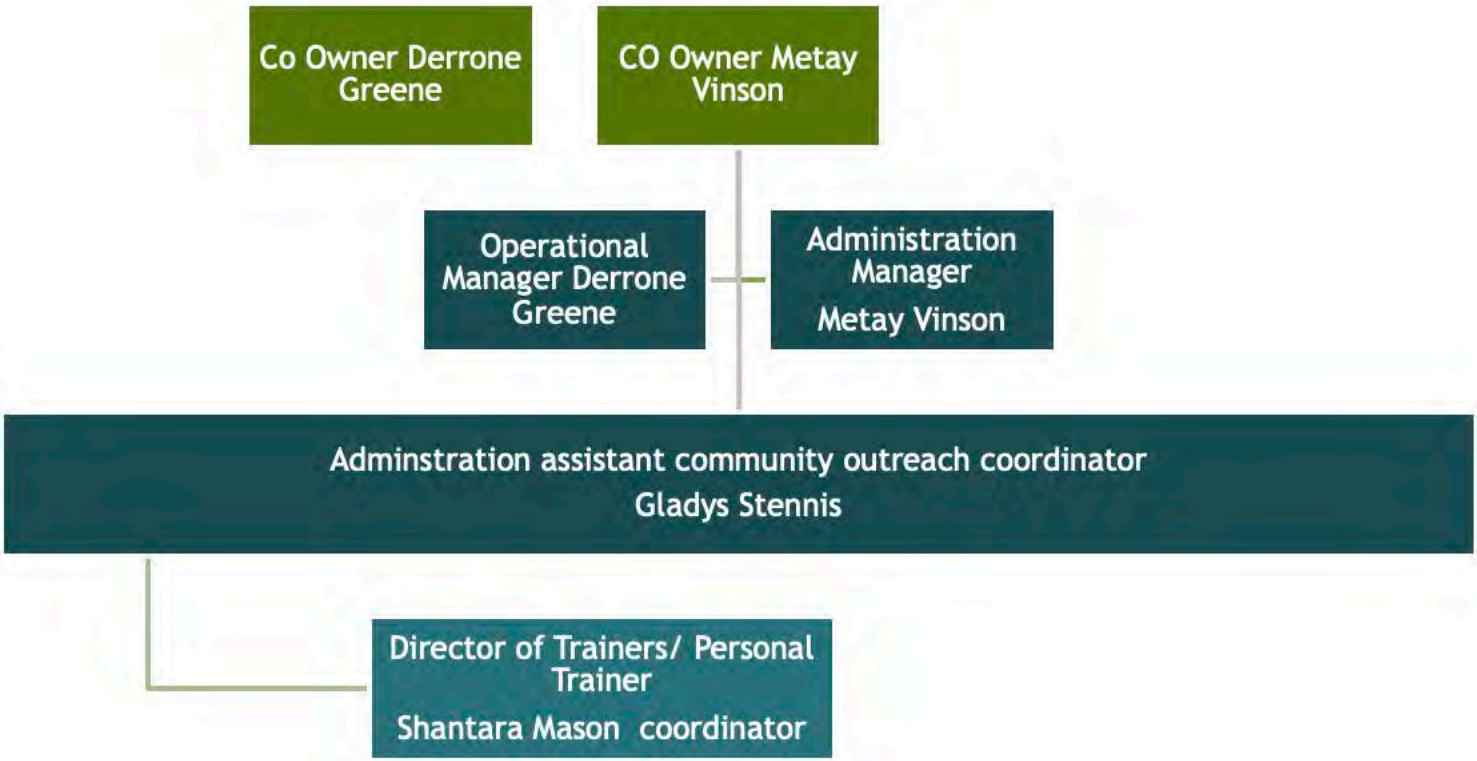
Outcome Measurement	Various outcomes of our proposal can be measured such as health and fitness education awareness, high wage job opportunities, Customer retention, Synching Technology into Experiences, Employee Performance, and Reduction of recidivists in the community,
	SWOT Analysis, concentrate on the Customer Journey by mapping out customer journey and the various touchpoints along the way, providing each customer with a great first impression by welcoming and a fond farewell and constantly identify, evaluating, and remove pain points for our clients. Evaluating the environment and communicating with customers and employees. Training all employees on how to walk the floor and ask customers for feedback. Communicating with our team daily in a brief huddle (5-7 minutes) and review daily service initiatives, highlighted programs, operational issues, and successes. Requesting customer feedback regularly through multiple mediums, such as surveys, an online suggestion box, on-site suggestion boxes, and in person by all personnel. Measuring customer satisfaction with an agreed upon metric, then review progress regularly with all employees. Measure Experiential Class Return and Value Class Attendance and Return Rate This data can help us pivot classes to attract subgroups within our member base as well as help us schedule classes at the right time to draw in maximum crowds. Utilizing integrated technology from wearables and apps we can encourage our clients to monitor their fitness progress and goals. Collecting and accumulating this vital data serves dual purposes: members can keep track of their activity levels and club operators can keep tabs on member engagement and motivation levels. Providing customization and goaltracking for clients to personally interact with their workout experiences while accurately seeing work rate and success through an Open API provided by DMG FITNESS STUDIO. These outcomes measured will be performed by a collaborative effort of all staff members and client input.
	Yes, positive factual data promotes potential future investors.
Partnerships	Yes
	Chamber of Commerce will assist in business consultations.
	None at the present time.
Displacement	No
Displacement explanation	
Physical Location	GREENE DERRONE 2915 N 16 ST OMAHA NE 68110-0000 Key Number: 4980 0000 22 Account Type: Residential Parcel Number: 2249800000 Parcel Address: 3003 N 16 ST OMAHA NE 68110-0000 Abbreviated Legal Description: SULPHUR SPRING LOT 12 BLOCK 5 52.8 X 124 Land Information Acres SF Units Depth Width Vacant 0.15 6572.0 0.0 124.0 53.0 GREENE DERRONE 2915 N 16 ST OMAHA NE 68110-0000 Property Information Key Number: 2466 0000 15 Account Type: Commercial Parcel Number: 1524660000 Parcel Address: 2902 N 16 ST OMAHA NE 68110-0000 Abbreviated Legal

	Description: KOUNTZE PLACE LOT 5 BLOCK 1 E 86.5 FT 52.8 X 86.5 Square Footage: 3065.0 Percent Complete: 100.0% Perimeter 223.0 GREENE DERRONE 2915 N 16 ST OMAHA NE 68110-0000 Property Information Key Number: 2464 0000 15 Account Type: Commercial Parcel Number: 1524640000 Parcel Address: 2906 N 16 ST OMAHA NE 68110-0000 Abbreviated Legal Description: KOUNTZE PLACE LOT 4 BLOCK 1 S 25 FT 25 X 124 0.07 3100.0 0.0 0.0 0.0 GREENE DERRONE 2915 N 16 ST OMAHA NE 68110-0000 Property Information Key Number: 4981 0000 22 Account Type: Residential Parcel Number: 2249810000 Parcel Address: 3001 N 16 ST OMAHA NE 68110-0000 Abbreviated Legal Description: SULPHUR SPRING LOT 13 BLOCK 5 52.8 X 124
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	
Property Zoning	Yes
Is the project connected to utilities?	
	Yes
	Yes
Design, Estimating, and Bidding	No
	No
	Costs were determined by researching the fitness center industry costs in the areas of operational costs, renovations, office equipment, fitness equipment, employment wage rates, marketing expenses, and special needs accessibility.
General Contractor	No
Request Rationale	The dollar amount requested will be utilized towards renovations, employment opportunities, marketing expenses, office furniture, equipment purchases, security systems, technology software, infrastructure, and disability accessibility.
Grant Funds Usage	The LB1024's grant funds will be utilized to support this proposal by funding DMG FITNESS STUDIO which will be a small business located within the LB1024 grant funding target area servicing residents with the immediate and surrounding communities. The LB1024's grant funds will be utilized to increase permanent and temporary employment opportunities for residents and contractors in the community. The funds will allow an opportunity for DGM FITNESS STUDIO to revitalize an extreme blighted business district.

Proposal Financial Sustainability	No
Funding Sources	Currently researching other funding sources including government sponsored economic incentives options.
	N/A
	No
Scalability	Yes
	Design, Display, Layout, Renovation Phase, Marketing Phase, and Operational Phase
Financial Commitment	DMG FITNESS STUDIO's land and property is solely owned by Derrone Greene. There are no liens against the above-mentioned properties. DMG FITNESS STUDIO financial commitment to this proposal for the duration of 18-month period is in the amount of $30,000.00.
ARPA Compliance Acknowledgment	☑
ARPA Reporting and Monitoring Process Acknowledgme	☑
LB1024 Funding Sources Acknowledgment	☑
Public Information	☑
File Uploads	

DMG Operational chart

< BACK TO CONTENTS



Douglas County, Nebraska Property Record - R1524640000

Information is valid as of 2022-10-07

Print Report
Treasurer's Tax Report
Great Feature → → → Subdivision Sales Search

Taxpayer

GREENE DERRONE

2915 N 16 ST
OMAHA NE 68110-0000

Property Information

Key Number:	2464 0000 15
Account Type:	Commercial
Parcel Number:	1524640000
Parcel Address:	2906 N 16 ST OMAHA NE 68110-0000
Abbreviated Legal Description:	KOUNTZE PLACE LOT 4 BLOCK 1 S 25 FT 25 X 124

Value Information

	Land	*Improvement*	*Total*
2022	$2,800	$22,700	$25,500
2021	$2,800	$22,700	$25,500
2020	$2,800	$14,300	$17,100
2019	$2,800	$14,300	$17,100
2018	$2,800	$14,300	$17,100
2017	$2,800	$12,400	$15,200

Sales Information

Sales Date:	**2007-09-20**				
Deed Type:	WD	***Book:***	2007	***Page:***	114682
Price:	$16,500				
Grantor:	LAIRD GRACE TR				
Grantee:	GETZSCHMAN JOANN				
Valid/Invalid:	Valid				
Exclusion Reason:					

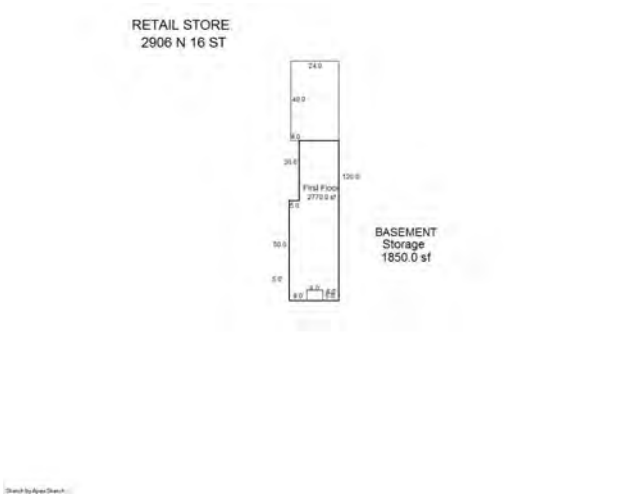
Land Information

Acres	*SF*	*Units*	*Depth*	*Width*	*Vacant*
0.07	3100.0	0.0	0.0	0.0	

Improvement Information

Building 1

CLICK TO ENLARGE IMAGE



CLICK TO ENLARGE IMAGE

Square Footage:	2770.0	**Percent Complete**:	100.0%
Perimeter	308.0	**Quality**:	Fair
Unit Type:		**Condition:**	Worn Out
Built As:	Retail Store	**Condo Square Footage:**	0.0
HVAC:	Forced Air	**Rooms:**	0.0
Exterior:		**Units:**	1.0
Interior:		**Baths:**	0.0
Roof Cover:		**Bedrooms:**	0.0
Roof Type:	Flat	**Stories:**	1.0
Floorcover:		**Foundation:**	
		Sprinkler Square Footage:	0.0

Year Built	*Year Remodeled*	*Percent Remodeled*	*Adjusted Year Built*	*Physical Age*
1905	0	0%	1905	0

Detail Type	*Detail Description*	*Units*
Basement	Storage	1850.0

To interact more fully with Google Maps and Street View go to this link **Google**.

Douglas County, Nebraska Property Record - R2249800000

Information is valid as of 2022-10-07	**Print Report** **Treasurer's Tax Report** **Great Feature →→→ Subdivision Sales Search**

Taxpayer

GREENE DERRONE

2915 N 16 ST
OMAHA NE 68110-0000

Property Information

Key Number:	4980 0000 22
Account Type:	Residential
Parcel Number:	2249800000
Parcel Address:	3003 N 16 ST OMAHA NE 68110-0000
Abbreviated Legal Description:	SULPHUR SPRING LOT 12 BLOCK 5 52.8 X 124

Value Information

	Land	*Improvement*	*Total*
2022	$7,200	$0	$7,200
2021	$7,200	$0	$7,200
2020	$7,200	$0	$7,200
2019	$800	$0	$800
2018	$800	$0	$800
2017	$800	$0	$800

Sales Information

Sales Date:	**2013-08-13**				
Deed Type:	QC	***Book:***	2013	***Page:***	121753
Price:	$2,500				
Grantor:	GREENE DERRONE				
Grantee:	GETZSCHMAN RICHARD				
Valid/Invalid:	Valid				
Exclusion Reason:					

Sales Date:	**2012-11-28**				
Deed Type:	QC	***Book:***	2013	***Page:***	006697
Price:	$1,000				
Grantor:	Naire, Sean				
Grantee:	Greene, Derrone				
Valid/Invalid:	Valid				
Exclusion Reason:					

Show All Transactions

Land Information					
Acres	***SF***	***Units***	***Depth***	***Width***	***Vacant***
0.15	6572.0	0.0	124.0	53.0	

To interact more fully with Google Maps and Street View go to this link **Google**.

Douglas County, Nebraska Property Record - R2249800000

Information is valid as of 2022-10-07	**Print Report** **Treasurer's Tax Report** **Great Feature →→→ Subdivision Sales Search**

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2915 N 16 ST
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Key Number:	4980 0000 22
Account Type:	Residential
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Parcel Address:	3003 N 16 ST OMAHA NE 68110-0000
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Value Information

	Land	*Improvement*	*Total*
2022	$7,200	$0	$7,200
2021	$7,200	$0	$7,200
2020	$7,200	$0	$7,200
2019	$800	$0	$800
2018	$800	$0	$800
2017	$800	$0	$800

Sales Information

Sales Date:	**2013-08-13**				
Deed Type:	QC	***Book:***	2013	***Page:***	121753
Price:	$2,500				
Grantor:	GREENE DERRONE				
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Valid/Invalid:	Valid				
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Deed Type:	QC	***Book:***	2013	***Page:***	006697
Price:	$1,000				
Grantor:	Naire, Sean				
Grantee:	Greene, Derrone				
Valid/Invalid:	Valid				
Exclusion Reason:					

Show All Transactions

Land Information					
Acres	***SF***	***Units***	***Depth***	***Width***	***Vacant***
0.15	6572.0	0.0	124.0	53.0	

To interact more fully with Google Maps and Street View go to this link **Google**.

Douglas County, Nebraska Property Record - R1524660000

Information is valid as of 2022-10-07

Print Report
Treasurer's Tax Report
Great Feature → → → Subdivision Sales Search

Taxpayer

GREENE DERRONE

2915 N 16 ST
OMAHA NE 68110-0000

Property Information

Key Number:	2466 0000 15
Account Type:	Commercial
Parcel Number:	1524660000
Parcel Address:	2902 N 16 ST OMAHA NE 68110-0000
Abbreviated Legal Description:	KOUNTZE PLACE LOT 5 BLOCK 1 E 86.5 FT 52.8 X 86.5

Value Information

	Land	*Improvement*	*Total*
2022	$3,700	$98,800	$102,500
2021	$3,700	$98,800	$102,500
2020	$3,700	$88,000	$91,700
2019	$3,700	$88,000	$91,700
2018	$3,700	$88,000	$91,700
2017	$3,700	$93,400	$97,100

Show All Transactions

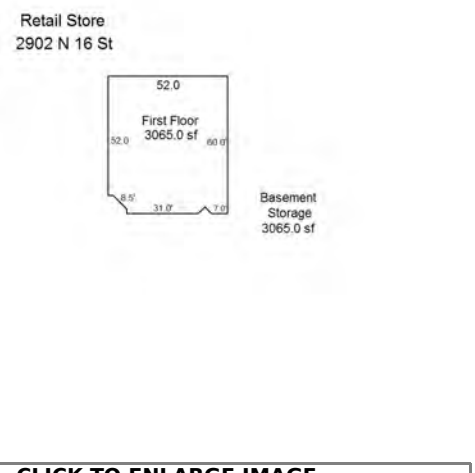
Land Information

Acres	*SF*	*Units*	*Depth*	*Width*	*Vacant*
0.1	4594.0	0.0	0.0	0.0	

Improvement Information

Building 1

CLICK TO ENLARGE IMAGE



CLICK TO ENLARGE IMAGE

Square Footage:	3065.0	**Percent Complete**:	100.0%
Perimeter	223.0	**Quality**:	Average
Unit Type:		**Condition:**	Fair
Built As:	Retail Store	**Condo Square Footage:**	0.0
HVAC:	Forced Air	**Rooms:**	0.0
Exterior:		**Units:**	1.0
Interior:		**Baths:**	0.0
Roof Cover:		**Bedrooms:**	0.0
Roof Type:	Flat	**Stories:**	1.0
Floorcover:		**Foundation:**	
		Sprinkler Square Footage:	0.0

Year Built	*Year Remodeled*	*Percent Remodeled*	*Adjusted Year Built*	*Physical Age*
1906	0	0%	1906	0

Detail Type	*Detail Description*	*Units*
Add On	Paving Concrete Average	540.0
Basement	Storage	3065.0

To interact more fully with Google Maps and Street View go to this link **Google**.

Douglas County, Nebraska Property Record - R1524640000

Information is valid as of 2022-10-07

Print Report
Treasurer's Tax Report
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Taxpayer

GREENE DERRONE

2915 N 16 ST
OMAHA NE 68110-0000

Property Information

Key Number:	2464 0000 15
Account Type:	Commercial
Parcel Number:	1524640000
Parcel Address:	2906 N 16 ST OMAHA NE 68110-0000
Abbreviated Legal Description:	KOUNTZE PLACE LOT 4 BLOCK 1 S 25 FT 25 X 124

Value Information

	Land	*Improvement*	*Total*
2022	$2,800	$22,700	$25,500
2021	$2,800	$22,700	$25,500
2020	$2,800	$14,300	$17,100
2019	$2,800	$14,300	$17,100
2018	$2,800	$14,300	$17,100
2017	$2,800	$12,400	$15,200

Sales Information

Sales Date:	**2007-09-20**				
Deed Type:	WD	***Book:***	2007	***Page:***	114682
Price:	$16,500				
Grantor:	LAIRD GRACE TR				
Grantee:	GETZSCHMAN JOANN				
Valid/Invalid:	Valid				
Exclusion Reason:					

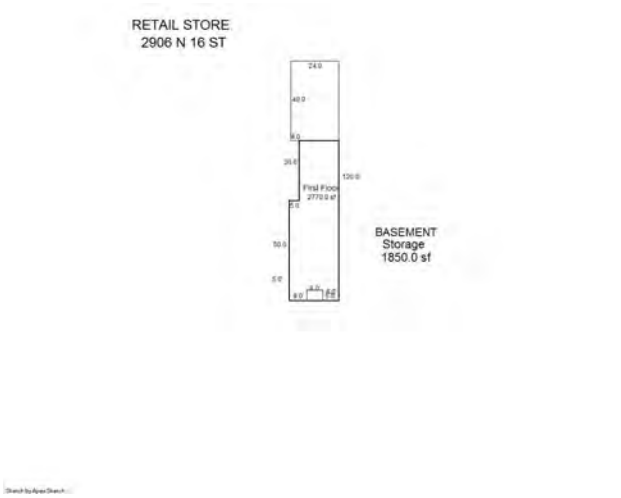
Land Information

Acres	*SF*	*Units*	*Depth*	*Width*	*Vacant*
0.07	3100.0	0.0	0.0	0.0	

Improvement Information

Building 1

CLICK TO ENLARGE IMAGE



CLICK TO ENLARGE IMAGE

Square Footage:	2770.0	**Percent Complete**:	100.0%
Perimeter	308.0	**Quality**:	Fair
Unit Type:		**Condition:**	Worn Out
Built As:	Retail Store	**Condo Square Footage:**	0.0
HVAC:	Forced Air	**Rooms:**	0.0
Exterior:		**Units:**	1.0
Interior:		**Baths:**	0.0
Roof Cover:		**Bedrooms:**	0.0
Roof Type:	Flat	**Stories:**	1.0
Floorcover:		**Foundation:**	
		Sprinkler Square Footage:	0.0

Year Built	*Year Remodeled*	*Percent Remodeled*	*Adjusted Year Built*	*Physical Age*
1905	0	0%	1905	0

Detail Type	*Detail Description*	*Units*
Basement	Storage	1850.0

To interact more fully with Google Maps and Street View go to this link **Google**.

Douglas County, Nebraska Property Record - R1524640000

Information is valid as of 2022-10-07

Print Report
Treasurer's Tax Report
Great Feature → → → Subdivision Sales Search

Taxpayer

GREENE DERRONE

2915 N 16 ST
OMAHA NE 68110-0000

Property Information

Key Number:	2464 0000 15
Account Type:	Commercial
Parcel Number:	1524640000
Parcel Address:	2906 N 16 ST OMAHA NE 68110-0000
Abbreviated Legal Description:	KOUNTZE PLACE LOT 4 BLOCK 1 S 25 FT 25 X 124

Value Information

	Land	*Improvement*	*Total*
2022	$2,800	$22,700	$25,500
2021	$2,800	$22,700	$25,500
2020	$2,800	$14,300	$17,100
2019	$2,800	$14,300	$17,100
2018	$2,800	$14,300	$17,100
2017	$2,800	$12,400	$15,200

Sales Information

Sales Date:	**2007-09-20**				
Deed Type:	WD	***Book:***	2007	***Page:***	114682
Price:	$16,500				
Grantor:	LAIRD GRACE TR				
Grantee:	GETZSCHMAN JOANN				
Valid/Invalid:	Valid				
Exclusion Reason:					

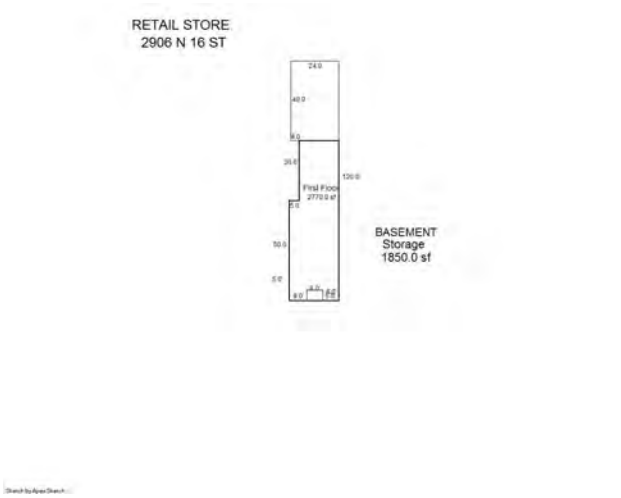
Land Information

Acres	*SF*	*Units*	*Depth*	*Width*	*Vacant*
0.07	3100.0	0.0	0.0	0.0	

Improvement Information

Building 1

CLICK TO ENLARGE IMAGE



CLICK TO ENLARGE IMAGE

Square Footage:	2770.0	**Percent Complete**:	100.0%
Perimeter	308.0	**Quality**:	Fair
Unit Type:		**Condition:**	Worn Out
Built As:	Retail Store	**Condo Square Footage:**	0.0
HVAC:	Forced Air	**Rooms:**	0.0
Exterior:		**Units:**	1.0
Interior:		**Baths:**	0.0
Roof Cover:		**Bedrooms:**	0.0
Roof Type:	Flat	**Stories:**	1.0
Floorcover:		**Foundation:**	
		Sprinkler Square Footage:	0.0

Year Built	*Year Remodeled*	*Percent Remodeled*	*Adjusted Year Built*	*Physical Age*
1905	0	0%	1905	0

Detail Type	*Detail Description*	*Units*
Basement	Storage	1850.0

To interact more fully with Google Maps and Street View go to this link **Google**.

Douglas County, Nebraska Property Record - R2249810000

Information is valid as of 2022-10-07	Print Report Treasurer's Tax Report Great Feature →→→ Subdivision Sales Search

Taxpayer

GREENE DERRONE

2915 N 16 ST
OMAHA NE 68110-0000

Property Information

Key Number:	4981 0000 22
Account Type:	Residential
Parcel Number:	2249810000
Parcel Address:	3001 N 16 ST OMAHA NE 68110-0000
Abbreviated Legal Description:	SULPHUR SPRING LOT 13 BLOCK 5 52.8 X 124

Value Information

	Land	*Improvement*	*Total*
2022	$7,200	$0	$7,200
2021	$7,200	$0	$7,200
2020	$7,200	$0	$7,200
2019	$800	$0	$800
2018	$800	$0	$800
2017	$800	$0	$800

Sales Information

Sales Date:	**2013-08-13**				
Deed Type:	QC	***Book:***	2013	***Page:***	121754
Price:	$2,500				
Grantor:	GREENE DERRONE				
Grantee:	GETZSCHMAN RICHARD				
Valid/Invalid:	Valid				
Exclusion Reason:					

Sales Date:	**2012-11-09**				
Deed Type:	QC	***Book:***	2013	***Page:***	006698
Price:	$1,000				
Grantor:	Haire, Richard M.				
Grantee:	Greene, Derrone				
Valid/Invalid:	Valid				
Exclusion Reason:					

Show All Transactions

Land Information					
Acres	***SF***	***Units***	***Depth***	***Width***	***Vacant***
0.15	6534.0	0.0	0.0	0.0	

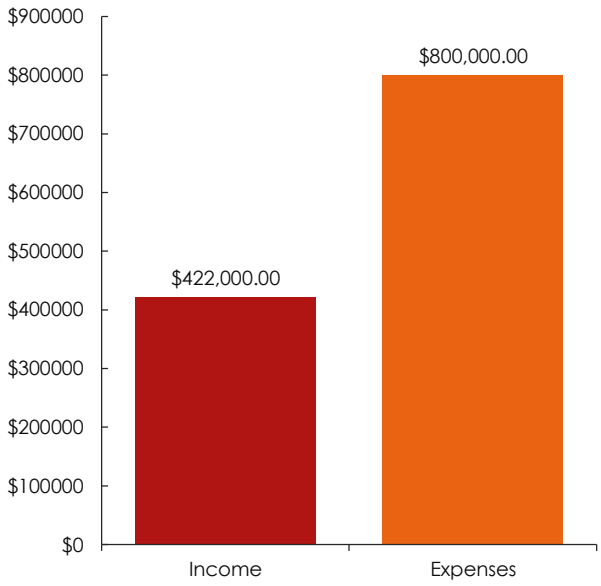
To interact more fully with Google Maps and Street View go to this link **Google**.

DMG Project Expense/ Pro Forma

2024

1 Year

SUMMARY	
Projeced Income	$422,000.00
Total Expenses	$800,000.00
BALANCE	**-$378,000.00**



Projected annual revenue	
Item	**Amount**
BASIC MEMBERSHIP $25	$297,000.00
Personal trainig	$45,000.00
Athletic training	$25,000.00
Retail/Merchandise	$22,000.00
Small group training	$33,000.00

In just the zip code of 68110 where the business is located there are 9,990 people living in the community. If 10% of those people purchase our basic membership at $25 a month. That generates a revenue of $297,000. That does not include sales from our gold and family memberships, Personal/ athletic and small group training, meal plans, Brand merch, and pre packaged food and drink items.

After a year, a successful gym will generate at least $20,000 per month. According to the AFS 2016 Marketing Best Practices Research Report, a typical small fitness center in the U.S. makes $63 per SqFt., or up to $200,000 to $300,000 per year.
Startup costs for a gym are significant. Most modest gyms costs between $200,000 and $400,000 to get going.``

Item	Amount

First Year expense	
Item	**Amount**
Plumber	$50,000.00
Electrician	$30,000.00
HVAC installer	$37,000.00
Carpenter	$42,000.00
Flooring Specialist	$40,000.00
Security Installer	$23,000.00
Signage Installer	$35,000.00
Roofer	$50,000.00
Concreter	$52,000.00
Painter	$8,000.00
Long Term employment	
Co Owner 1	$20,000.00
Co Owner 2	$20,000.00
Administrator Assistant/ Finance Manager	$25,000.00
Personal Trainer	$30,000.00
Athletic Trainer	$45,000.00
Nutritionist	$55,000.00
Two front desk workers	$48,000.00
Business expenses	
Office furniture	$10,000.00

Item	Amount
Training equipment	$115,000.00
Product	$1,500.00
Marketing expense	$35,000.00
Unexpected expense	$28,500.00

Grant Application

Row 349

Organization Name (if applicable)	Vinson Ventures LLC
Physical Address	1916 Binney Street Omaha Nebraska 68110
Mailing Address	
Website	
Social Media Accounts	
Name	Willie Stennis
Title	Owner
Email Address	willie.p.paul@gmail.com
Phone	+1 (402) 309-5097
Team	Yes
	Willie Stennis is the owner and developer of the project. He is has owned and managed property for over 10 years and is a recent graduate of SPARK Developers Academy. Davielle Phillips is an architect at Holland Basham and serves on the Executive Board of the Urban League of Nebraska Young Professionals as Co-Chair of the Community Service Committee. Brian Akert- a registered professional architect for Holland Basham Architects. Joe Zadina - Civil Engineer at Lamp Rynearson. Maranda Adams - Vice President Blair Freeman assisted with gathering general estimating numbers. Tyrin Ferguson - Real estate broker and Partner at Embassy Point Capital. Mark John Malousek - Business and real estate attorney.
Organizational Chart	Vinson Ventures LLC is organized as a limited liability company with Willie Stennis as the sole member and owner.
Other Completed Projects and/or Accomplishments	I purchased my first income property at 20 years old and completed the processes related to remodeling and bringing to market, and maintaining a rental property. Vinson Ventures LLC’s property development and management arm aims to revitalize communities both aesthetically and economically with sustainable growth in mind by developing quality residential and commercial retail spaces that are affordable. This proposal supports our organizational goals by assisting us in revitalizing a block of land in the historic North 24th street corridor with the new construction of a mixed used building containing residential units, as well as office retail space for emerging entrepreneurs and established businesses. Further, if awarded the grant, potential debt incurred would be alleviated which allows for earnings to be sooner and reinvested into future development

	projects providing additional opportunities for affordable housing, commerce, and increased tax base from the area.
Proposal Title	The Honeycomb Initiative: A transformed community through an increase in complimentary business and mixed income housing to ensure generational sustainability.
Total Budget ($)	$8,975,350.00
LB1024 Grant Funding Request ($)	$8,975,350.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	The Honeycomb is a mixed-use development project that contains the energy needed to transform the North Omaha community and ensure generational sustainability. The project is positioned on North 24th street between Willis Ave and Grant Street and is within a qualified census tract. The development of this site will allow for the continued revitalization of the North 24th and Lake Street corridor and provide needed energy to restore this street back to the economic presence it had in its heyday. This development project intends to bolster North Omaha’s economy by creating a destination place to live, learn, work, and play. The development will include commercial retail and office space, and mixed income housing. Office space in this development will be available to a non-profit offering service to youth and young adults, as well as established and emerging businesses looking for an energetic place to conduct business. Commercial retail tenants include businesses that provide complementary goods and services to the area which encourages the cycling of dollars back into the local economy. This proposal presents a scalable concept as well as the fully scaled version. Both options are scheduled to be completed by February 2025.
Timeline	The timeline assumes a conservative development process and is scheduled to conclude by February 2025 which is 17 months before July 2025. Significant milestones start and completion dates are as follows: Funding sources determination Start: 9/23/22 Days to complete: 100 Architectural Design Start: 1 / 2/ 2023 Complete: 7/1/2023 Construction Bid Start: 7/15/2023 Complete: 7/29/2023 Construction Start: 7/30/2023 | Days to complete: 540 Occupy building: 2/2/2025
Percentage completed by July 2025	97%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)

Community Needs	Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	The Honeycomb initiative aims to do its part in ensuring the North Omaha community is sustainable by creating a combination of market-rate and affordable apartment units of good quality to address the shortage of available housing options in the area. It also plans to partner with The Honeycomb Foundation, a non-profit, whose mission is to positively impact society by increasing the number of sustainable communities, healthy families, and opportunities for economic assess and mobility, by giving the non-profit the master leasing agreement at a discounted rate that still allows the applicant to be profitable. This agreement will allow the non-profit to generate revenue to offset the expenses associated with programming involving educational, social, and STEM centered workforce development, geared to at-risk youth and young adults. The mixed-use development provides a unique opportunity for individuals to live, work, and play. Additionally, the retail and office space created enhances the quality of life for members of the community by offering them the ability to receive services, enjoy eateries, and safe entertainment in close proximity to their homes. The development also plans to enhance natural spaces by incorporating green spaces that encourages gathering and/or resting.
Visioning Workshop Findings Alignment	The Honeycomb Initiative project meticulously identified a mixed-use design and complementary businesses to be housed in it that will enhance the opportunities and provide a solution to the needs identified in the findings of the Visioning Workshop Summary. The proposal directly aligns and addresses the three reoccurring themes identified in the Visioning Workshop Summary: insufficient infrastructure, a need for development that fits within the cultural context, and a need for access and tools to leverage community resources. The development aims to address infrastructure needs by increasing walkability safety and the quality of that experience. This will be done by widening the sidewalks abutting the development as they currently don’t allow for two people to walk side by side down the street, paving the abutting alley, and providing lighting and resting spots onsite and offsite. In anticipation of increased traffic do to current and planned developments in the area, onsite covered parking will be available to residents and patrons. The development plans to embrace the community needs for a development that fits within the cultural context by constructing two new buildings in the historic North 24th street corridor between Willis Ave and Grant Street. This development increases the building density of the area by improving three vacant and undeveloped lots. This project features 18 market rate and affordable housing units targeted to young professionals and small families. Additionally, a two-story commercial building containing a total of approximately 4050 sq ft of office space and 4050 sq ft of retail space will be constructed to meet the communities desire for commercial space with the potential to house cultural and arts businesses as well as entertainment venues and restaurants. The project is committed to embracing the growing interest in urban living as

	indicated in the visioning workshop summary by incorporating design features and amenities found in modern urban mixed-use buildings such as rooftops, a small workout facility, and balconies. The honeycomb initiative essentially presents a cohesive block development where residents are able to live learn work and play. The honeycomb initiative also provides a solution to address the need for access and tools to leverage community resources. The visioning workshop summary demographics workforce and housing SWOT analysis indicated that there was a lack of connected businesses both spatially and economically in north Omaha. Specifically, along the north 24th ST corridor there are pockets of commercial buildings separated by gaps of vacant land. This proposal essentially considers the development project itself, as a tool that can fill the space of vacant land creating a cohesive stretch of businesses that attracts customers and businesses to the area. The SWOT analysis also indicated that there was a high rate of self-employment or an entrepreneurial spirit in the area. The commercial building that is constructed will provide a place in which the high rate of self-employed people can have a place to house their business. As more businesses occupy the commercial spaces along 24th St there's opportunity for businesses to complement and support each other. For this reason, The Honeycomb Initiative has been intentional about the types of businesses that would be housed in the development to provide services that not only complement the businesses within the development but the businesses along N 24th St. For instance, the development plans to house an assortment of unique businesses consisting of a Bistro, Bar, and Lounge featuring modern and fine dining; a restaurant featuring African cuisine; a technology hub providing services including software and website design, technology repair and sales, and photography and videography media services; paint and sip; event space, and space for offices and education services. The collective network of the businesses with
Priorities Alignment	Subsection 2 of Section 4 of LB1024 prioritizes the use of grants toward the economic recovery of those communities and neighborhoods within qualified census tracts located within the boundaries of a city of the metropolitan class that were disproportionately impacted by the COVID-19 public health emergency and related challenges, with an emphasis on housing needs, assistance for small businesses, job training, and business development within such communities and neighborhoods. This proposal is in alignment with LB1024’s strategic priorities because a request is being made to utilize funds for entrepreneurship, assistance for small businesses, and the construction of affordable housing. The development will provide opportunity for businesses affected by COVID- 19 to be housed in a structure that is more conducive to their business operations. The businesses housed in this development will provide jobs in walking distance to residents in the area who may be unemployed or underemployed due to a reduction in wages as a result of COVId-19. The housing structure within the development proposal will provide mixed income units to increase the number affordable housing options for low- and moderate-income residents in the area. Additionally, the proposed project site is located in census tract 55 – 001200 which is a qualified census tract prioritized by LB1024.
Economic Impact	Permanent Jobs (FTE) to be CREATED by development 3 Permanent Jobs (FTE) to be Retained by development 0 Total 3 Anticipated Annual Payroll 134,481 Estimated Permanent

	Jobs (FTE) to be created by businesses housed in development 25 Estimated number of construction jobs created as a result of this project (Temporary) 40 Property Manager - $45K - 60k plus no vacancy bonus plan Property Manager Assistant (Part Time) $18 – 21/ hour Lead Building Engineer $40K – 60k plus no vacancy bonus plan Building Engineer (Part Time) $18 – 21 /hour How many permanent jobs will be created?62 How many temporary or construction jobs will be created? 40
	Scalable Development 25
	40
	Property Manager - $45K - 60k plus no vacancy bonus plan Property Manager Assistant (Part Time) $18 – 21/ hour Lead Building Engineer $40K – 60k plus no vacancy bonus plan Building Engineer (Part Time) $18 – 21 /hour
	Contractors within the qualified census tract will receive immediate business through the construction of the project. They will have ongoing opportunity for business by providing maintenance and repair services. Businesses providing professional services such as advertising and marketing, legal, and insurance will benefit immediately prior to construction and remain ongoing as services will remain needed for business to operate effectively. When the development becomes occupied opportunities for businesses to support each other will be present. Contractors within the qualified census tract will receive immediate business through the construction of the project. They will have ongoing opportunity for business by providing maintenance and repair services. Businesses providing professional services such as advertising and marketing, legal, and insurance will benefit immediately prior to construction and remain ongoing as services will remain needed for business to operate effectively. When the development becomes occupied opportunities for businesses to support each other will be present. As more businesses fill the space and commercial spaces along 24th St there's opportunity for businesses to complement and support each other. For this reason, The Honeycomb Initiative has been intentional about the types of businesses that would be housed in the development to provide services that not only complement the businesses within the development but the businesses along N 24th St. For instance, the development plans to house assortment of unique businesses consisting of a Bistro, Bar, and Lounge featuring modern and fine dining; a restaurant featuring African cuisine; a technology and media hub providing services including software and website design, technology repair technology sales, and photography and videography media services; a paint and sip business, and spaces for events, offices and education services. The collective network of these businesses as well as the businesses that are currently established along 24th St and or are planning to be established will make N 24th St a destination place within North Omaha. Furthermore, we will begin to see black dollars being cycled in the north Omaha community that currently does not occur as indicated in the visioning workshop summary. Patrons of the union for contemporary art after enjoying themselves at the art gallery can then patronize the fine dining establishment inside of the development; the technology hub can provide services and technology to the businesses as well as residents in North Omaha and the greater Omaha Metro area.

Community Benefit	The new construction created in this proposal will provide a greater property tax contribution to the area. A portion of Omaha's property taxes are allocated to the educational service unit, the learning community, metro area transit, metro community college, and Omaha Public Schools. The proposed site location will also be assessed an additional special tax that is allocated to the North 24th Business Improvement District. The community will benefit from the taxes assessed on this development as the taxes are used to increase the vitality of neighborhoods through beautification projects and improve the quality of education for area residents. Specifically, revenue generated from the special tax associated with the North 24th Business Improvement District will be used assist businesses with commercial rehab and façade improvements, improving the streetscape, and safety and security which enhances livability and quality experiences had in this area. Additionally, the businesses this proposal aims to include will diversify the economy by providing an assortment of services ranging from technology, bars and eateries, and an entertainment venue that will allow dollars to cycle among complementary businesses in the area. There will also be an increase in livability in the community as the estimated 64 jobs created through the businesses located in the development site and the construction of the housing unit create a destination where residents are happy to live, work, and play.
	The proposal aims to construct a 18-unit apartment building on site with a combination of market-rate and affordable apartment units of good quality to address the shortage of available housing options in the area. The proposal also plans to address the health concerns indicated in the Vision Workshop by including amenities such as a workout room facility and rooftop with designated areas to grow fresh produce into the apartment design. The management team of the apartment will also be tasked with partnering with health professionals to host health and wellness workshops and incentive-based health challenges for residents and the surrounding community. In addition to the housing unit on site, the mixed-use development provides a unique opportunity for individuals to live, work, and play. The retail and office space created enhances the quality of life for members of the community by offering them ability to receive services and be employed, as well as enjoy eateries, and safe entertainment in close proximity to their homes. The development also plans to enhance natural spaces by incorporating green spaces that encourages gathering and/or resting in areas accessible to the public on site. In addition to these improvements, the development will consider partnering with Metro Area Transit to provide a sheltered bust stop within the mixed-used development to keep residents and visitors to the area safe in harsh weather conditions. The North 24th & Lake Street corridor has the opportunity to reach a level of economic vitality it has not seen in generations. Dollars will be cycled several times within the community before leaving as a result of this development, established developments including the Fair Deal Village; The Union; Great Plains History Muesum; the Bryant Center; the Revive Center; the Fabric Lab; Unique Cuts Barbershop, and emerging developments including Northend Teleservices mixed-use multi story business headquarters, the North Omaha Music Academy, and the Shirley Tyree Theater.
Best Practices/Innovation	The outcome of this proposal is an urban designed mixed-use development, a development style proven to rejuvenate

	communities and create spaces that enable the community to work, live, play, and shop. This model has been proven in areas of Downtown Omaha, Midtown, and Blackstone District.
Outcome Measurement	Other outcomes this proposal might measure includes: Jobs created and retained Business turnover rate Building Vacancy Percent Taxes generated Internships created and secured Targeted partnerships secured and sustained Reduction in crime Average income levels Graduation rates
	The outcomes mentioned can be measured by reports generated by the City of Omaha, Douglas County Assessor Office, and also by personally measuring the results against preestablished goals
	Yes, the proposal being submitted is scalable. I initially sought after my dream development but realized after completing the por forma it would cost roughly 37 million dollars (See mass 4 of accompanying documents). I decided utilize the same design but shrink it to a more affordable size.
Partnerships	Yes
	Spark is a partner by providing ongoing real estate and community development technical assistance, helping make referrals to other development professional, facilitating engagement and support with project neighbors, assisting with interactions and processes with City Planning for things like pre-application meetings, Zoning and Planning Board, and City Council approval (as needed), and we can be a potential source of funding or financing for projects. Additionally, we are partners in advocacy, in that we develop and promote polices and incentives that support emerging developers and enhance the viability of real estate development projects.
Displacement	No
Displacement explanation	
Physical Location	Our site is along North 24th Street between Willis Avenue and Grant Street. Also, the site is in the North 24th Street Business Improvement District, along the projected new ORBT Transit Line and the new North Omaha Trail. Additionally, the site is zoned Neighborhood Business District and, in an area designated as Community Redevelopment Area (CRA) and Extremely Blighted Area (EBA) – which will allow for TIF to become one of our funding sources. Our development entity owns three of the six properties, and we are in conversations with the other Owners to create a cohesive block development with them as partners. Nearby, there are (10) schools varying from elementary to high school education levels, numerous businesses and non-profit organizations, (3) Neighborhood Alliances, and (3) Neighborhood Associations. Additionally, there are projects currently in planning and construction, such as the new Shirley Tyree Theater, Northend Teleservices, North Omaha Music Academy, and The Great Plains Black History Museum. The building fronting North 24th Street will be mixed-used with commercial and retail space on the ground level with office space on the second level. The building directly behind it

	will be 3-stories of multi-family above a podium parking deck. We will have 5165 square feet of retail / commercial space, 4,541 square feet of office space,4,541 square feet of rooftop, and 13623 square feet of multi-family. Amenities include a covered rooftop patio, a weight, and cardio room, an 18,930 square foot heated parking garage with 28 stalls, and ground-level leasing/coffee gathering space. If the cost of a heated parking garage becomes a burden to the project, we have zoning of a Neighborhood Business District. This zoning supports 4-story buildings and allows us to create our own parking ratios; we would need to acquire special permits for our planned parking garage and surface parking lots and plan to work with the City of Omaha to help fund our desired parking scenario. Our design aesthetic is Classic Contemporary to pay homage to the historical nature of the project context of legacy and historic buildings while bridging the gap to more modern and contemporary architecture.
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	
Property Zoning	Yes
Is the project connected to utilities?	
	No
	Yes
Design, Estimating, and Bidding	No
	No
	The construction cost was determined with the assistance of Blair Freman, a class A contractor in Omaha, NE. High-level numbers relative to the current trend in the market based on Costs/SF for retail and residential construction was used to estimate construction cost. Consultants from the National Development Council were also used to obtain a closer construction cost estimate.
General Contractor	No
Request Rationale	The applicant's rationale for requesting the total budget amount it's because the uncertainty receiving additional funding from sources such as tax increment financing, the new market tax credit through nifa, low-income housing credit community development block grant, from porch, spark, and traditional financing through banks. The applicant like many others who are likely applying for this grant aren't independently wealthy and do not come from rich families or are connected like others in the community to foundations who can assist with funding

	projects. ALso, The por forma generated for the development plan had the maximum the loan bank would give for the project at 2,292,806 which would require me to seek assistance from other funds or investors. If the investor route is taken control of the development could go to someone out of the community.
Grant Funds Usage	LB1024 grant funds will be used for infrastructure cost, onsite and offsite improvements, fees, and new construction cost.
Proposal Financial Sustainability	Yes
	Other funding is contingent on the amount allocated by this grant with a willingness by applicant to pursue other aforementioned funding opportunities to supplement the capital gap.
Funding Sources	We will be pursing the following funds: TIF New Market Tax Credit – NIFA Nebraska Affordable Housing Tax Credit LIHTC CDBG Grant Front Porch Spark CDI
Scalability	Yes
Financial Commitment	The owner of Vinson Ventures LLC currently owns two adjacent properties outright. The owner is willing to seek the maximum amount of financing their credit will allow and include a residential property owned outright as collateral.
ARPA Compliance Acknowledgment	☑
ARPA Reporting and Monitoring Process Acknowledgme	☑
LB1024 Funding Sources Acknowledgment	☑
Public Information	☑
File Uploads	Additional Location Documents (see application for list) Data table of uses (breakdown of how the requested funds will be used for your proposal) Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement) Environmental assessment of subject site. Is the property a brownfield site? Organizational Chart Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Pro Forma Proposal Budget/Sources and Uses Request Rationale Documentation Schedule

North 24th Street and Grant Street

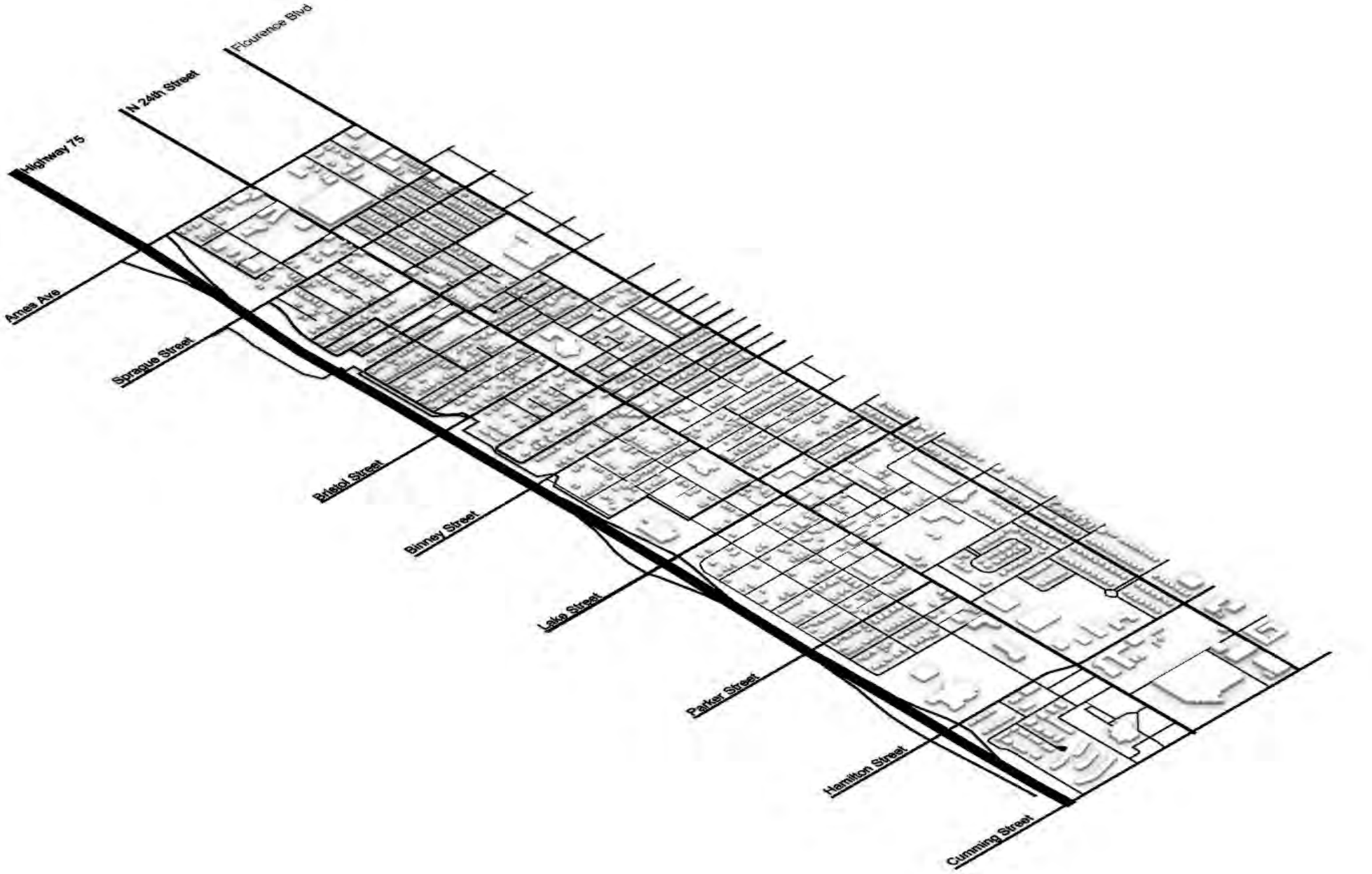
Honeycomb Initiative

Holland Basham Architects

Honeycomb Initiative Mixed-Use Study

24th and Grant Streets

6/24/2022

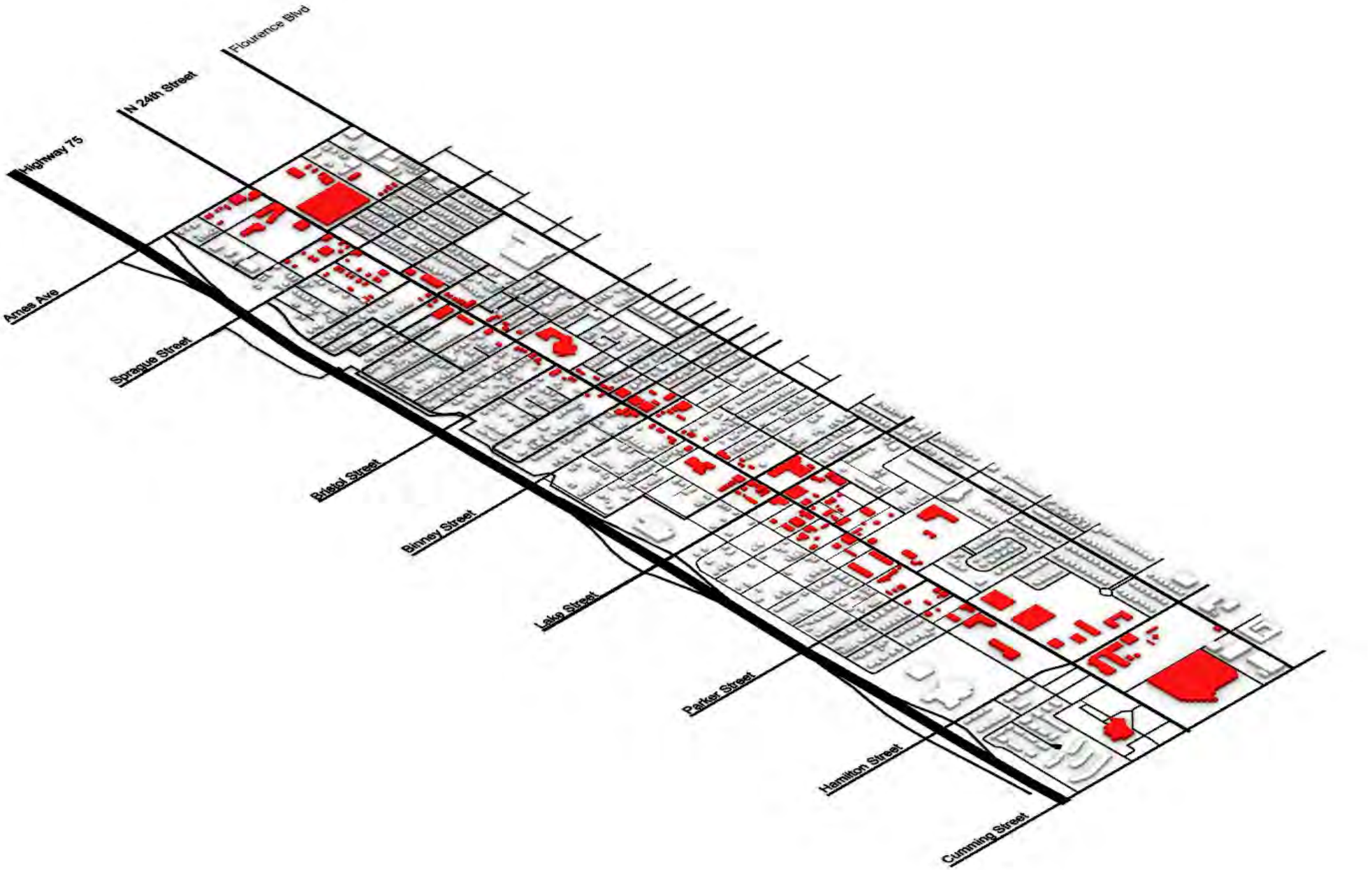


Holland Basham Architects

Contextual Massing

Honeycomb Initiative Mixed-Use Study

6/24/2022

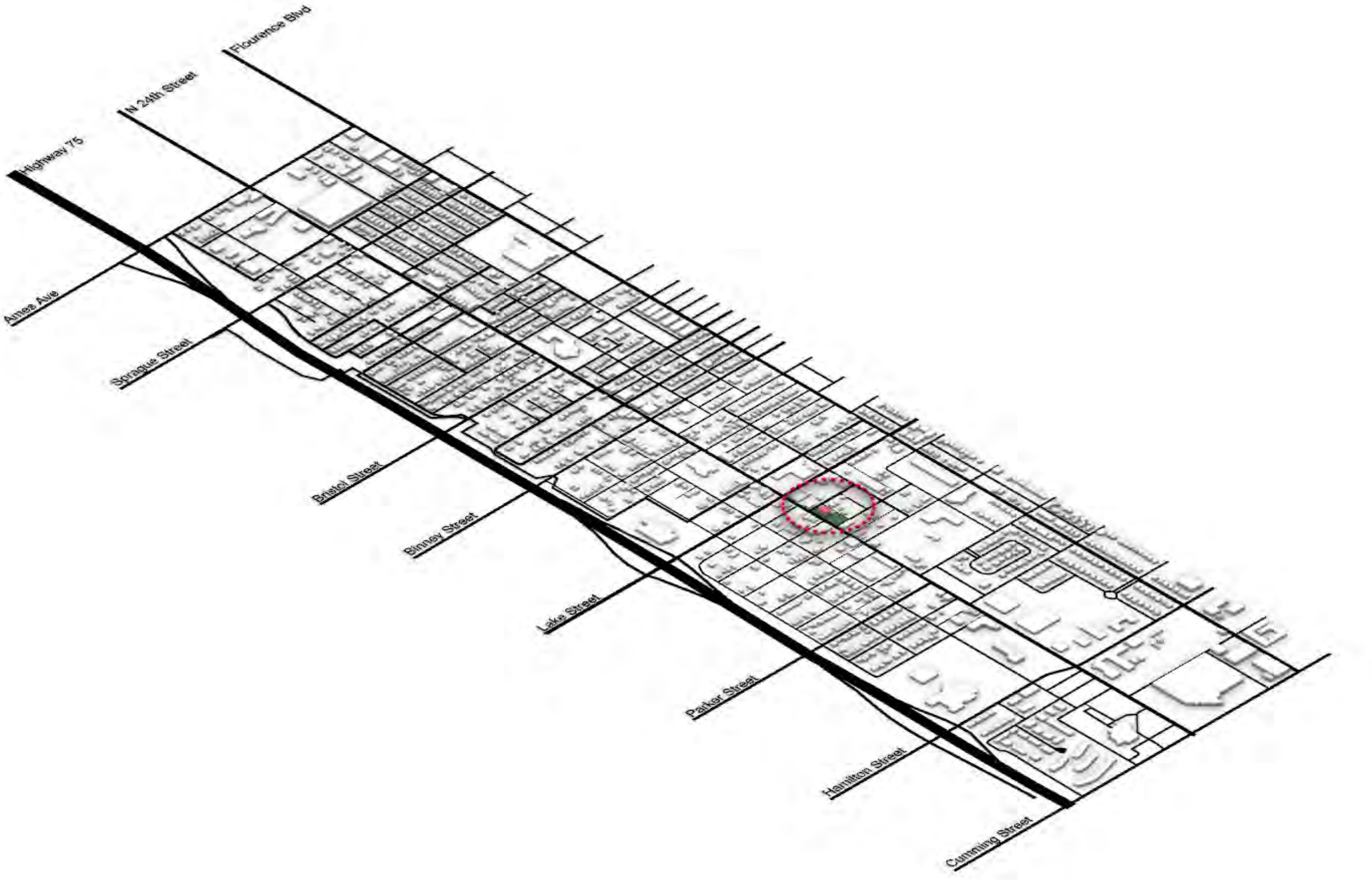


Holland Basham Architects

North 24th Street Business Improvement District

Honeycomb Initiative Mixed-Use Study

6/24/2022

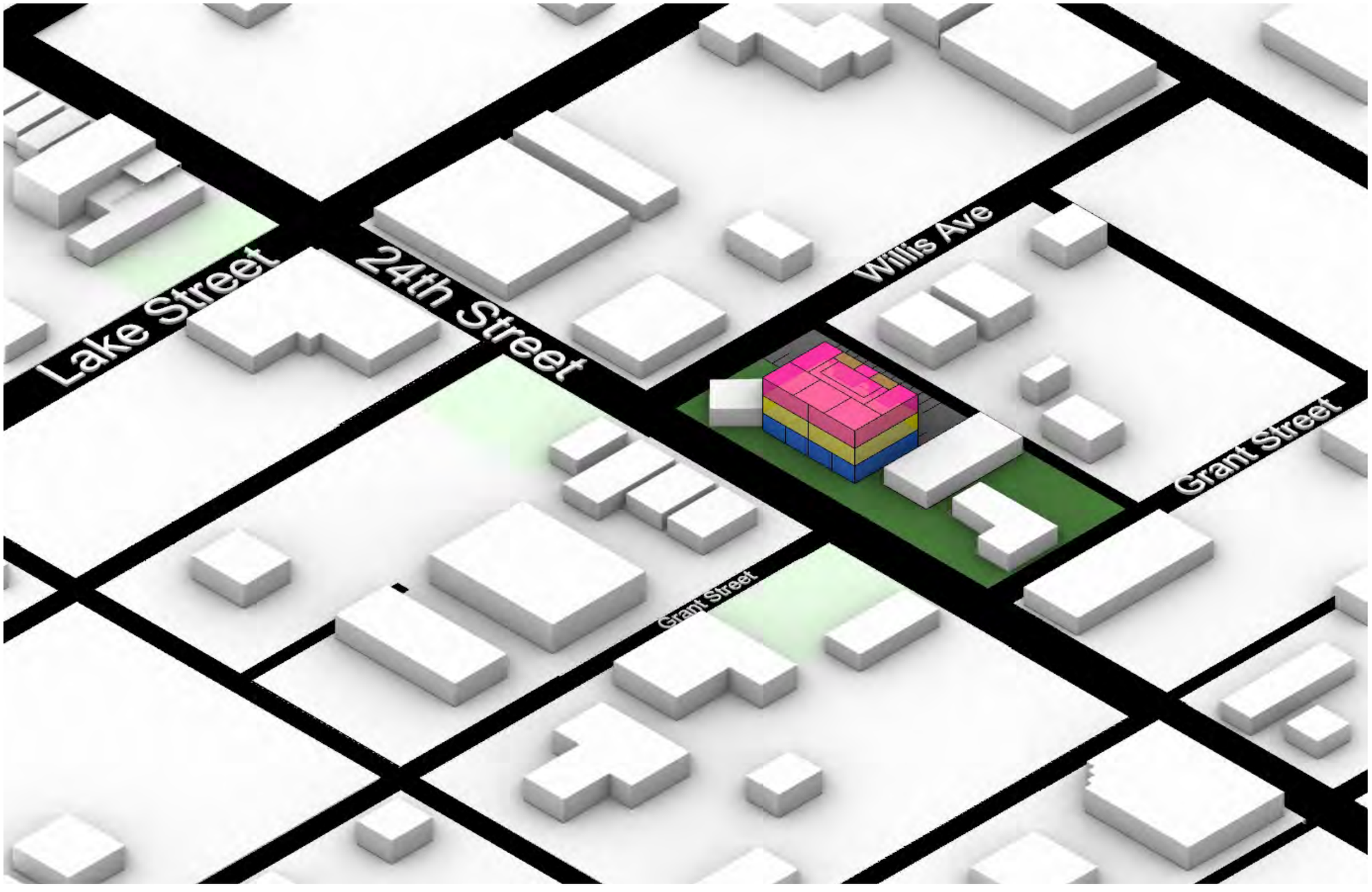


Holland Basham Architects

Site Location - Honeycomb Initiative

Honeycomb Initiative Mixed-Use Study

6/24/2022



Holland Basham Architects

Mass 1

Honeycomb Initiative Mixed-Use Study

6/24/2022

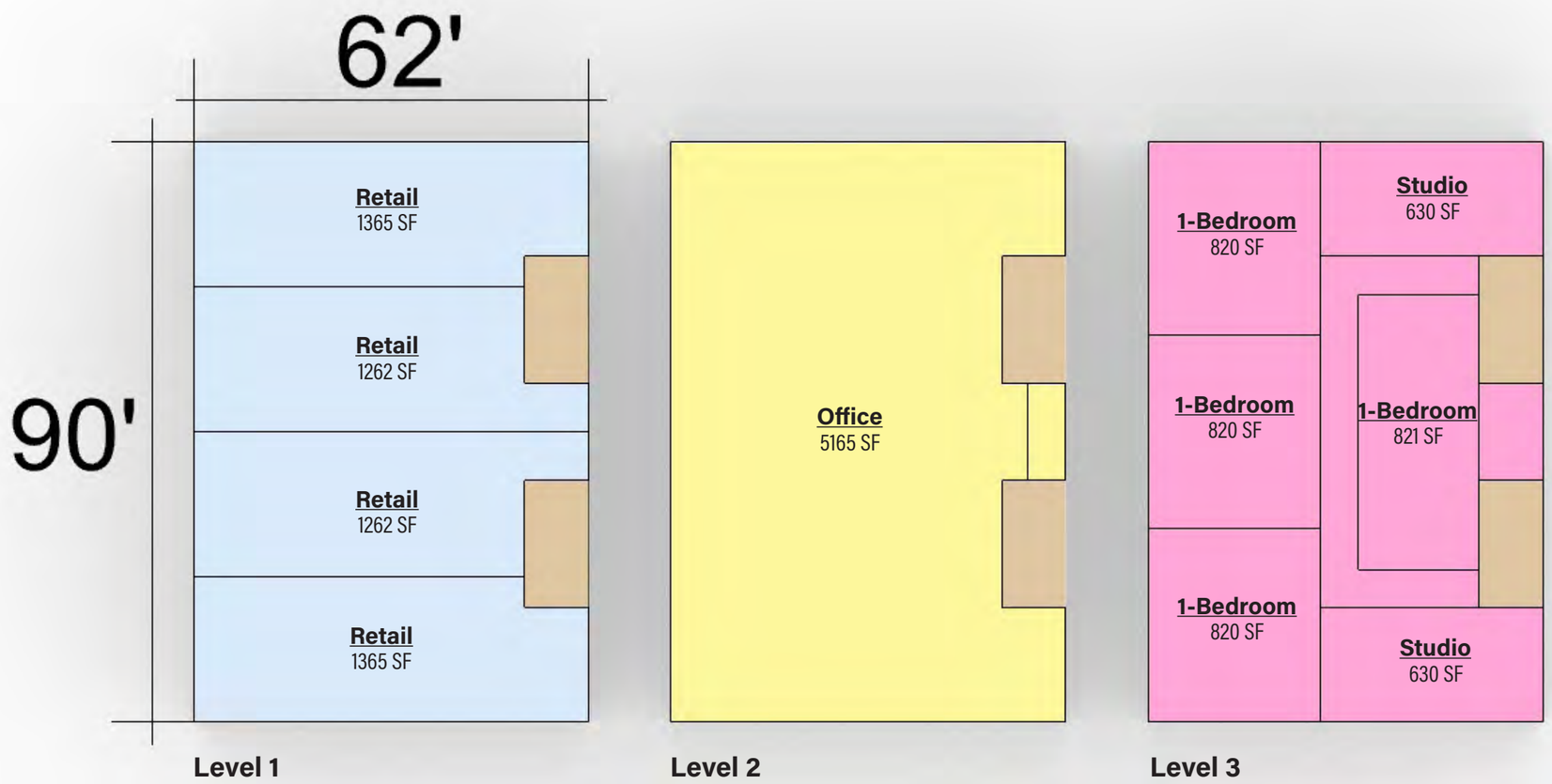
Egress
5,255 Sq Ft Floor Plate
Two Types of units

Office Space
5,255 Sq Ft Floor Plate
Open office space

Multi - Family
Two Circulation Towers
Three stories

Retail
5,255 Sq Ft floor plate
Four bays of retail space

Parking
7,650 sq ft of parking located
28 parking spaces



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Mass 1 Floor Plans

Honeycomb Initiative Mixed-Use Study

6/24/2022

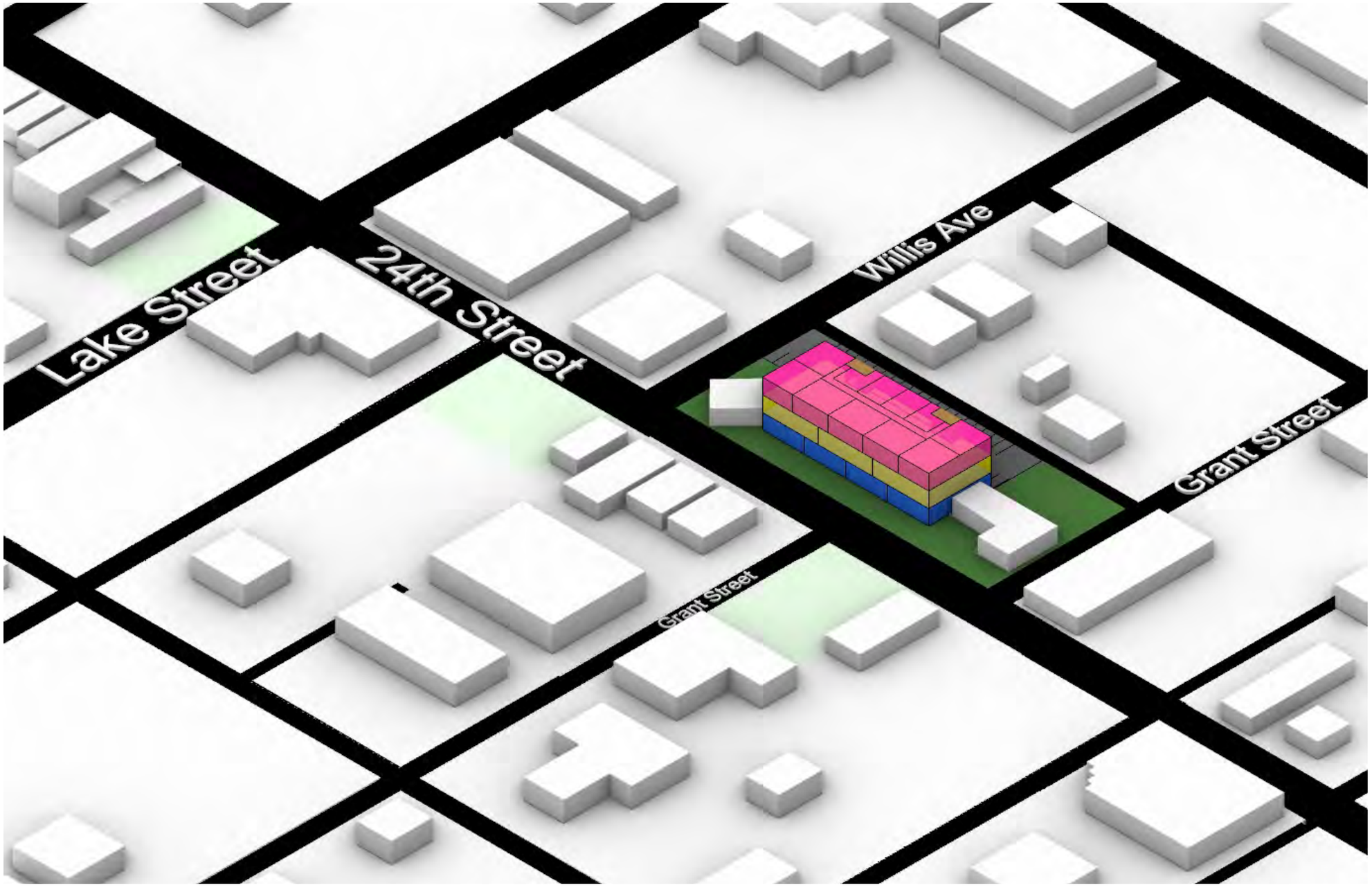
Multi - Family
2 - Studio Units
4 - One Bed Units
0 - Two Bed Units

Office Space
1 - Office Bay

Egress
Two Circulation Towers
Three stories

Retail
4 - Retail Bays

Parking
7,650 sq ft of parking located
28 parking spaces



Holland Basham Architects

Mass 2

Honeycomb Initiative Mixed-Use Study

6/24/2022

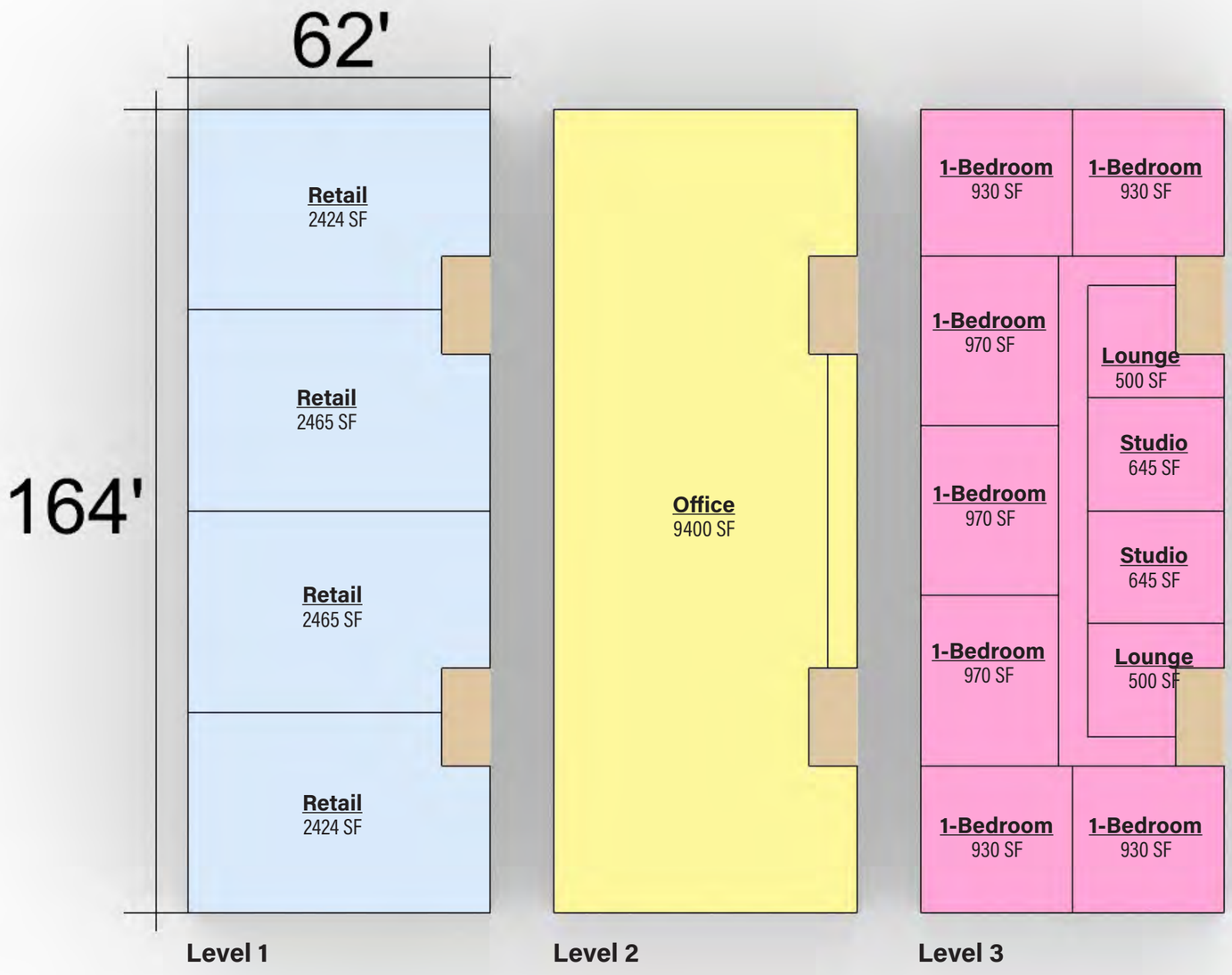
Multi - Family
9,280 Sq Ft floor plate
Three types of units

Office Space
9,280 Sq Ft floor plate
Open office Space

Egress
Two Circulation Towers
Three stories

Retail
9,280 Sq Ft floor plate
Two types of spaces

Parking
11300 sq ft parking lot
44 parking spaces



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Mass 2 Floor Plans

Honeycomb Initiative Mixed-Use Study

6/24/2022

Multi - Family
2 - Studio Units
7 - One Bed Units
2 - Lounge

Office Space
1 - Office Bay

Egress
Two Circulation Towers
Three stories

Retail
4 - Retail Bays

Parking
11300 sq ft parking lot
44 parking spaces

Holland Basham Architects

Mass 1 Terraced

Honeycomb Initiative Mixed-Use Study

6/24/2022

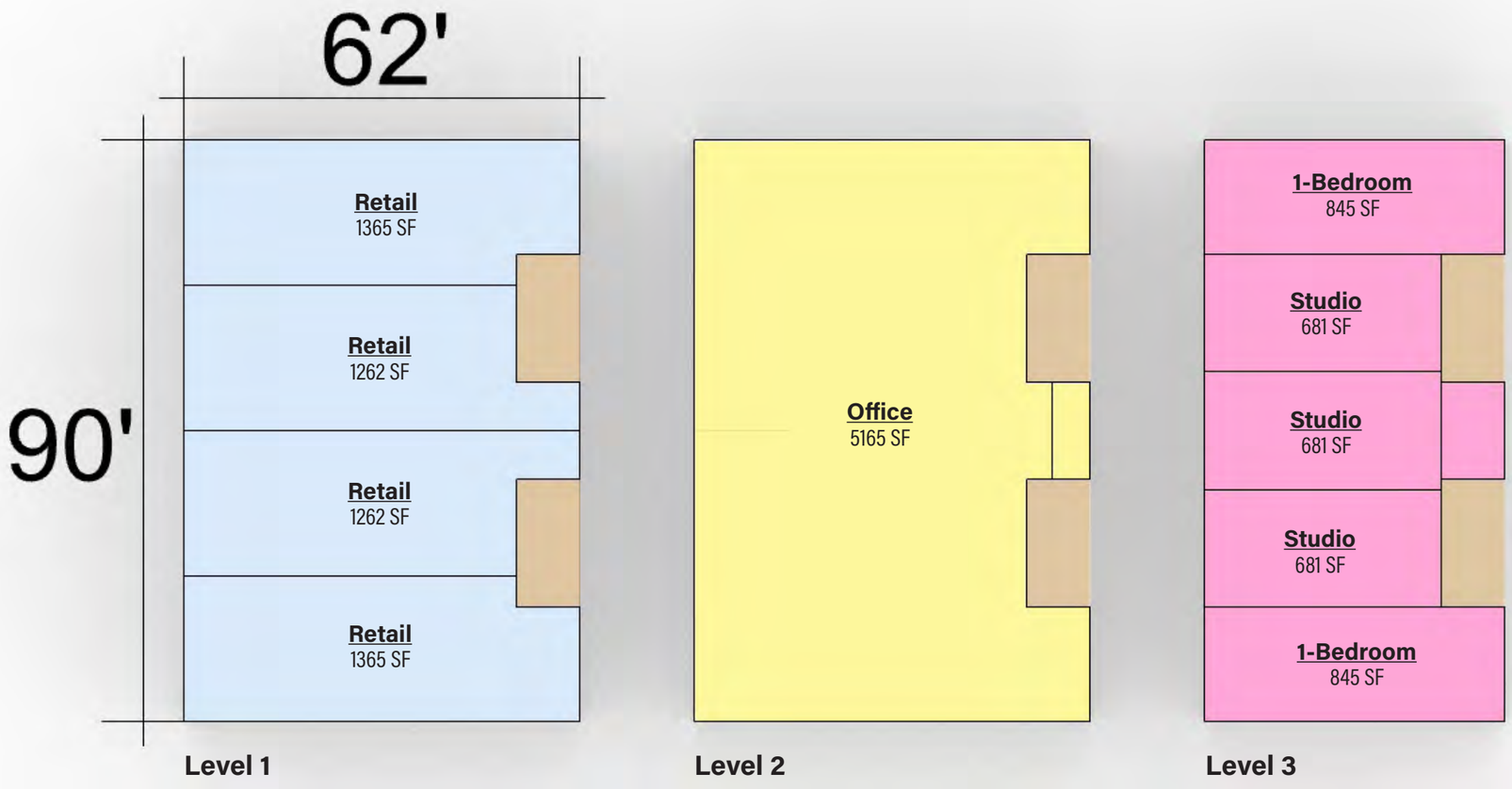
Multi - Family
3,888 sq ft floor plate
Two types of units

Office Space
5,255 sq ft floor plate
Open office space

Egress
Two Circulation Towers
Three stories

Retail
5,255 sq ft floor plate
Two types of spaces

Parking
7,650 sq ft of parking located
28 parking spaces



Holland Basham Architects

Mass 1 Terraced Floor Plans

Honeycomb Initiative Mixed-Use Study

6/24/2022

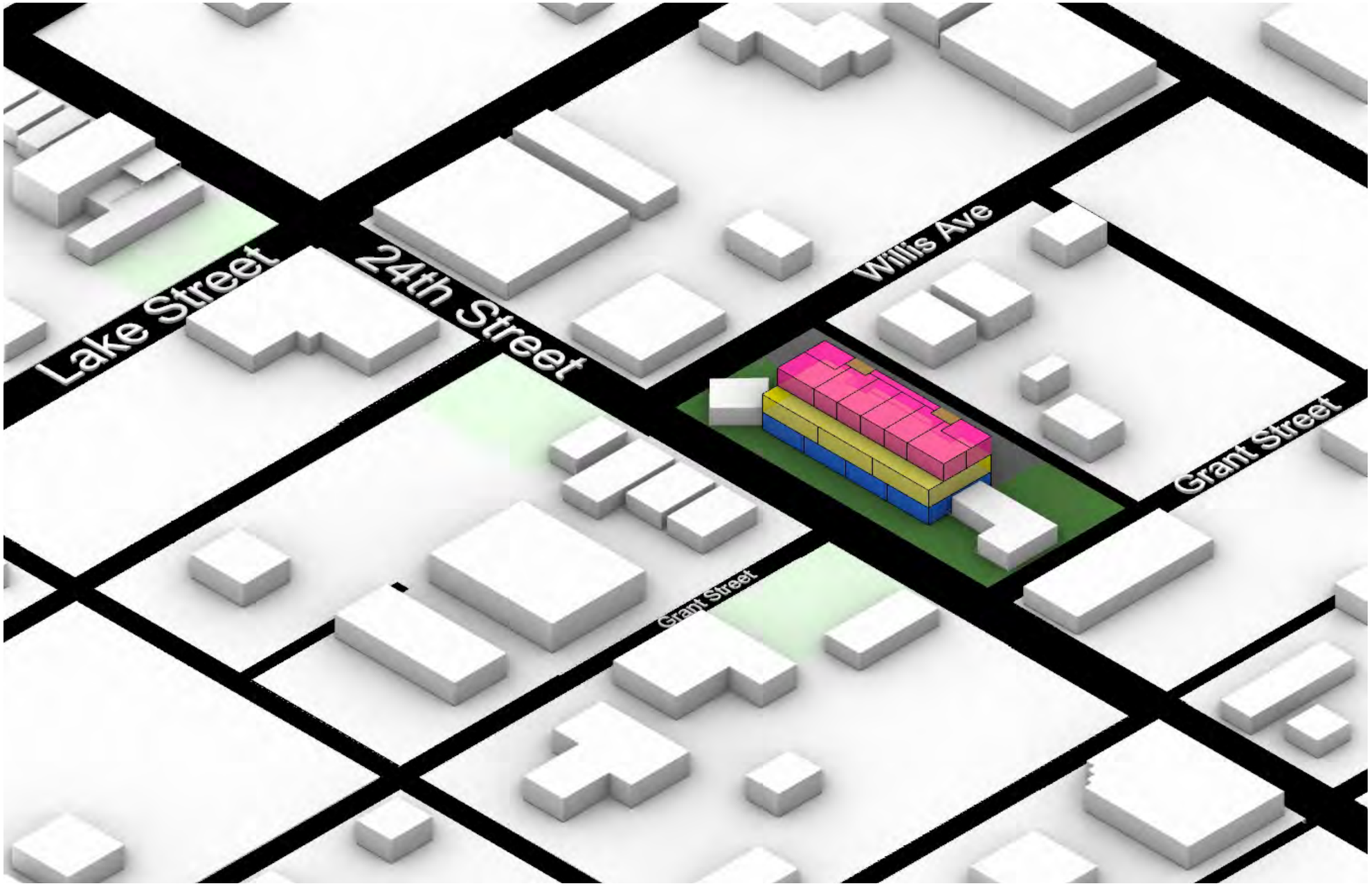
Multi - Family
3 - Studio Units
2 - One Bed Units
0 - Two Bed Units

Office Space
1 - Office Bay

Egress
Two Circulation Towers
Three stories

Retail
4 - Retail Bays

Parking
7,650 sq ft of parking located
28 parking spaces



Holland Basham Architects

Mass 2 Terraced

Honeycomb Initiative Mixed-Use Study

6/24/2022

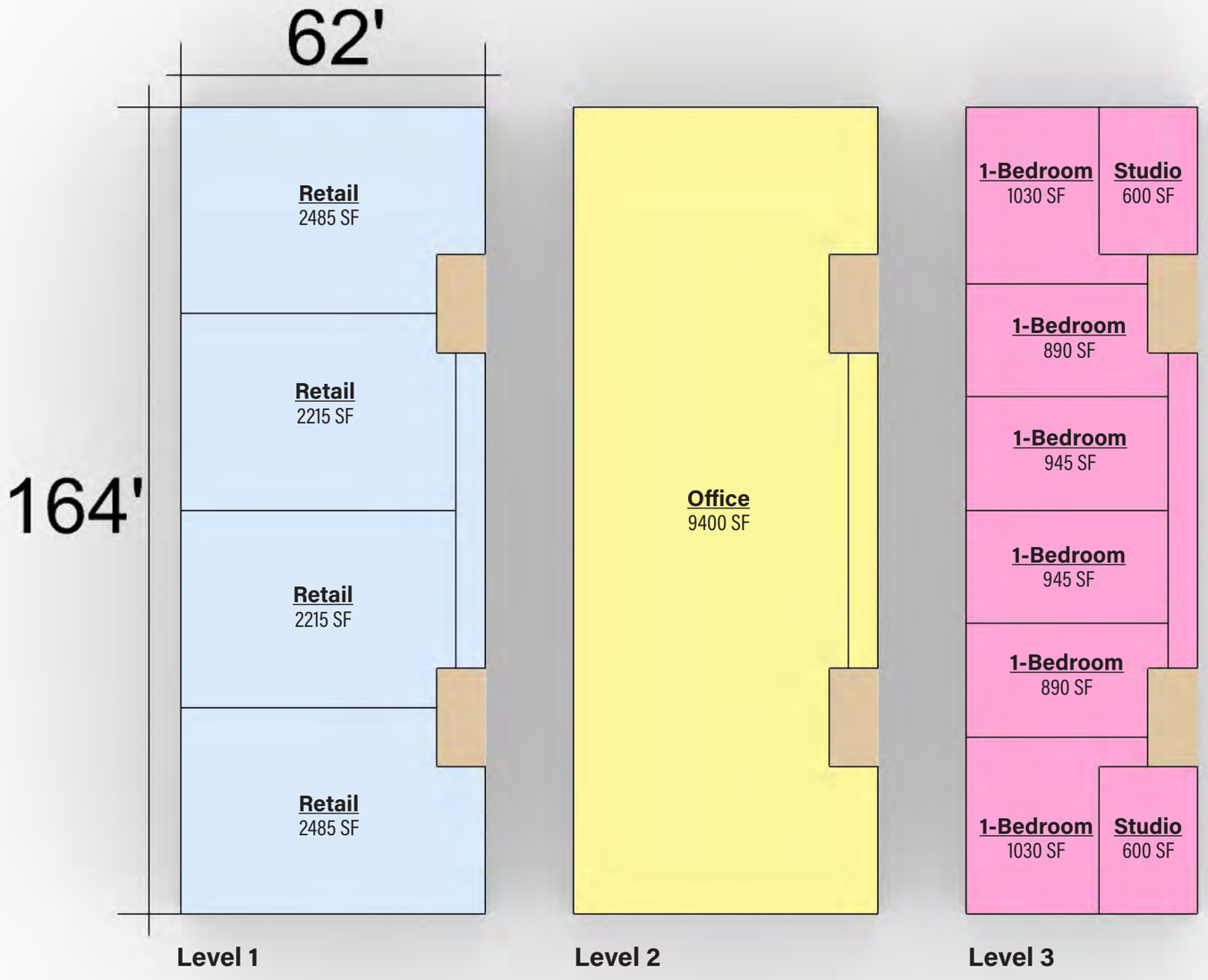
Multi - Family
7,318 sq ft floor plate
Three types of units

Office Space
9,280 sq ft floor plate
Open office Space

Egress
Two Circulation Towers
Three stories

Retail
9,280 sq ft floor plate
Two types of spaces

Parking
11300 sq ft parking lot
44 parking spaces



Holland Basham Architects

Mass 2 Terraced Floor Plans

Honeycomb Initiative Mixed-Use Study

6/24/2022

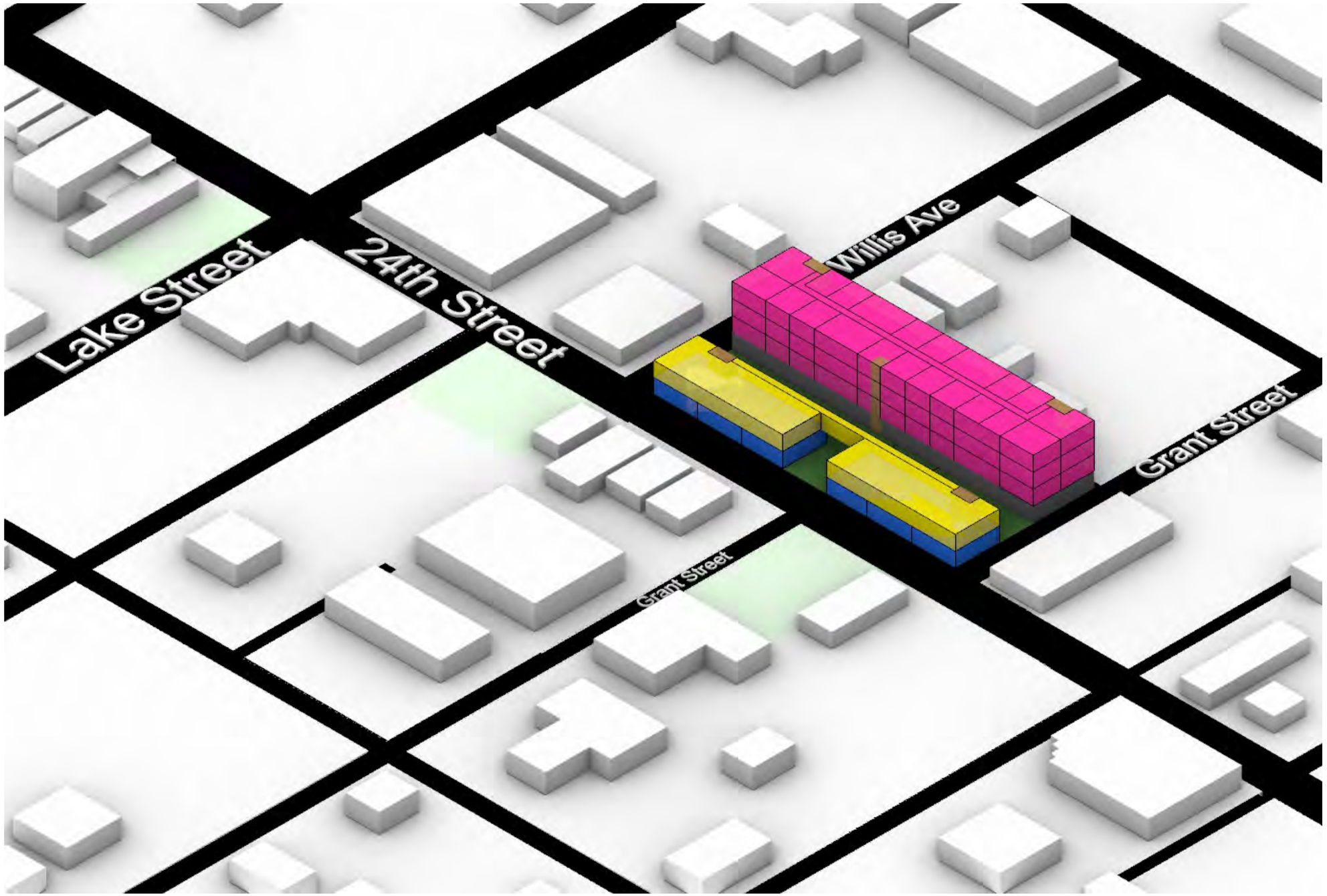
Multi - Family
2 - Studio Units
6 - One Bed Units
0 - Two Bed Units

Office Space
1 - Office Bay

Egress
Two Circulation Towers
Three stories

Retail
4 Retail Bays

Parking
11300 sq ft parking lot
44 parking spaces



Holland Basham Architects

Mass 4

Honeycomb Initiative Mixed-Use Study

6/24/2022

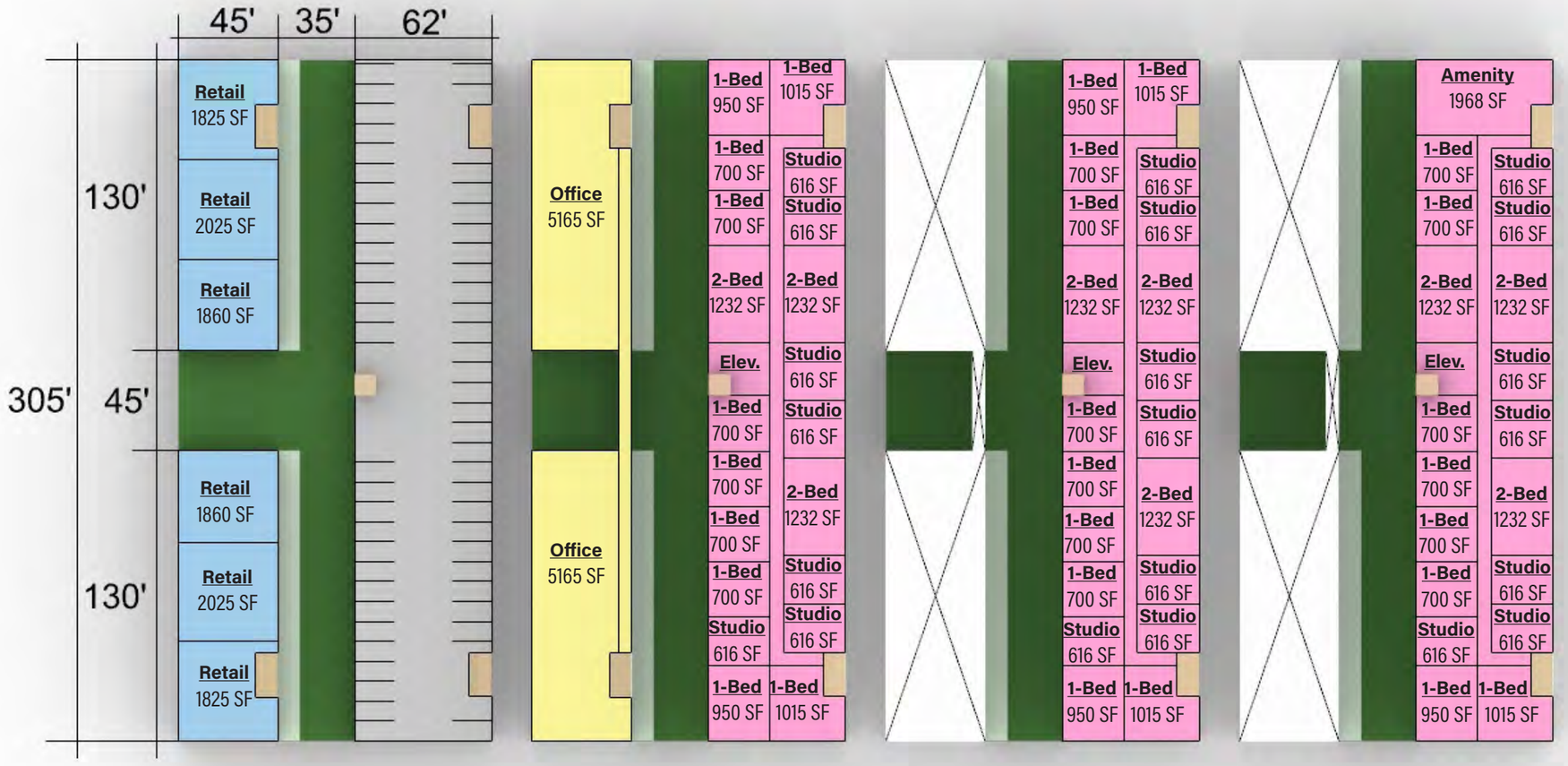
Multi - Family
18930 sq ft floor plate
Three unit types

Office Space
11,966 sq ft floor plate
Two office bays with sky walk

Egress
Two Circulation Towers
One Elevator

Retail
11,670 sq ft floor plate
Six bays of retail space

Parking
18,930 sq ft parking lot
60 parking spaces



Holland Basham Architects

Mass 4 Floor Plans

Honeycomb Initiative Mixed-Use Study

6/24/2022

Multi - Family
18 - Studio Units
22 - 1 Bed Units
9 - 2 Bed Units

Office Space
2 - Office Bays

Egress
Two Circulation Towers
One Elevator

Retail
6 - Ratail Bays

Parking
18,930 sq ft parking lot
55 parking spaces

North 24th Street and Grant Street

Honeycomb Initiative

Holland Basham Architects

Honeycomb Initiative Mixed-Use Study

24th and Grant Streets

6/24/2022

When:

Our project starts today with a goal of occupancy by February 2025

The Honeycomb

The Honeycomb Initiative

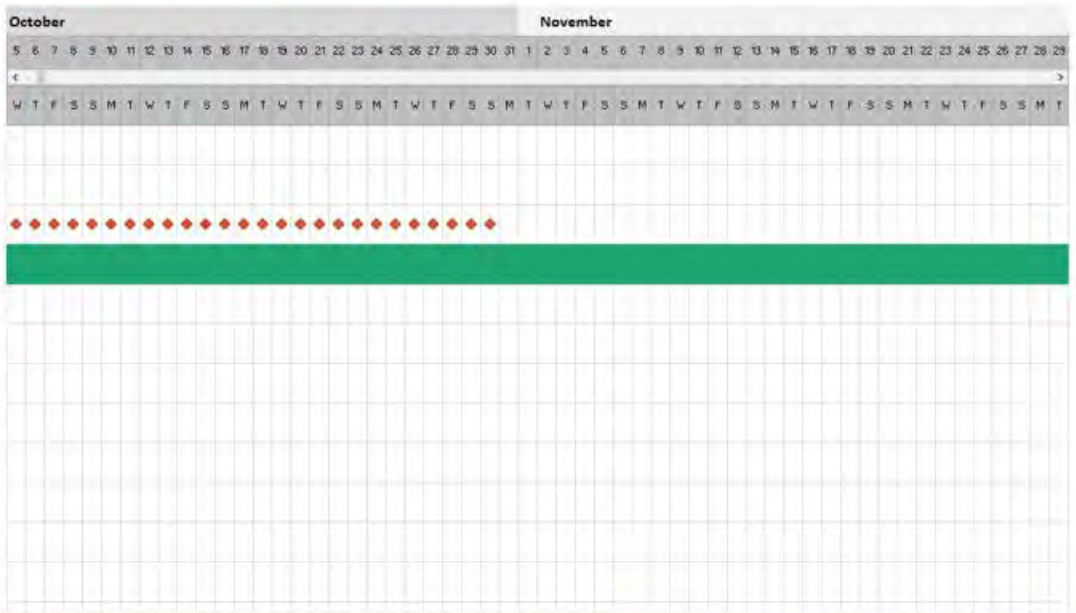
Willie Stennis

Project Start Date: 9/30/2022

Scrolling Increment: 5

Legend: On track | Low risk | Med risk | High risk | Unassigned

Milestone description	Category	Assigned to	Progress	Start	Days
PROJECT PLANNING & DESIGN					
Project Start	Goal		100%	9/14/2022	19
Determine Development Team	Goal		60%	9/22/2022	39
Determine Funding Sources	On Track		50%	9/23/2022	100
Start Architectural Design	Milestone		10%	1/2/2023	1
Finish CDs	Milestone		10%	7/1/2023	6
BIDDING & CONSTRUCTION					
Bid Project	High Risk		0%	7/15/2023	14
Start Construction	High Risk		0%	7/29/2023	540
Substantial Completion	Goal		0%	1/19/2025	1
Occupy Building	Goal			2/3/2025	1
Project Close	Goal			2/3/2025	0



The National Development Council
Rental Housing Development Finance
Spread Sheet

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Verison: February 2021

NOTE

These spread sheets have been created by the National Development Council (NDC) and are designed to be used in conjunction with NDC's housing development finance training courses. The spread sheets are also helpful to individuals who are analyzing and structuring real world housing development projects. People who use the spread sheets in real life, however, are advised to use them with care. The spread sheets are analytical tools, and as such, they do not necessarily provide answers or solutions. In addition, the spread sheets cannot possibly include or address the myriad interpretations of tax credit eligible project costs and local regulations and financing programs. Therefore, it is the housing development practitioner's responsibility to interpret the information provided by the spread sheets and use the information to make the best possible decisions.

NDC does not warrant to any owner or developer how the Internal Revenue Service will interpret the IRS Code Section 42. Users should consult their own legal and tax advisors.

Training Division: 4101 Spring Grove Avenue, Suite A, Cincinnati, OH 45223 (513) 657-7870
www.ndconline.org

INCOME PROPERTY DEVELOPMENT BUDGET | white space indicates data entry | # of Spaces

PROJECT: Honeycomb Initiative_Ma | 0

NUMBER OF UNITS: 6 **TOTAL COST PER UNIT:** 980,139 | 28

ITEM	COST	% TOTAL	Depreciable	Amortize	Non-Depr.	Historic RTC	LIHTC 4%	LIHTC 9%	
ACQUISITION									
Build Acquisition	0	0.00%	0				0		
Land Acquisition	35,000	0.60%			35,000				
SITE IMPROVEMENTS									
Demolition	0	0.00%	0			0	0	0	20
On-Site Imp.	67,200	1.14%	67,200				67,200	67,200	
Off-Site Imp.	50,000	0.85%			50,000				
CONSTRUCTION									
Rehabilitation	0	0.00%	0			0	0	0	
New Construction	4,204,960	71.50%	4,204,960				4,204,960	4,204,960	
General Requirements	0	0.00%	0			0	0	0	
Contractor Overhead	0	0.00%	0			0	0	0	
Contractor Profit	0	0.00%	0			0	0	0	
P & P Bond or LOC	0	0.00%	0			0	0	0	
Contingency	420,496	7.15%	420,496			0	420,496	420,496	10%
Permits & Impact Fees	42,050	0.72%	42,050			0	42,050	42,050	1%
Furnishings	50,000	0.85%	50,000				50,000	50,000	
Relocation	0	0.00%	0				0	0	
Other	0	0.00%	0			0	0	0	
PROFESSIONAL FEES									
Architect & Engineer	294,347	5.01%	294,347			0	294,347	294,347	7%
Real Estate Legal	0	0.00%	0			0	0	0	
Consultants	0	0.00%	0			0	0	0	
Developer Fee	500,000	8.50%	500,000			0	500,000	500,000	
Environmental	0	0.00%	0			0	0	0	
Cost Certification	0	0.00%	0			0	0	0	
Accounting	0	0.00%	0			0	0	0	
Survey	6,000	0.10%	6,000			0	6,000	6,000	
Other	0	0.00%	0			0	0	0	
CONSTRUCTION FINANCE									
Title and Recording	5,000	0.09%	5,000			0	5,000	5,000	
Constr. Interest	37,293	0.63%	37,293			0	37,293	37,293	
Constr. Loan Fees	22,100	0.38%	22,100			0	22,100	22,100	2%
Appraisal	5,000	0.09%	5,000			0	5,000	5,000	
Market Study	0	0.00%	0			0	0	0	
Lender Legal	0	0.00%	0			0	0	0	
Other	0	0.00%	0			0	0	0	
PERMANENT FINANCE									
Perm. Loan Fees	0	0.00%		0					
Credit Enhancement	0	0.00%		0					
Title and Recording	0	0.00%		0					
Lender Legal	0	0.00%		0					
Other	0	0.00%		0					
SOFT COSTS									
Property Taxes	5,000	0.09%	5,000			0	5,000	5,000	
Constr. Insurance	21,025	0.36%	21,025			0	21,025	21,025	0.50%
Other Depreciable Soft	0	0.00%	0			0	0	0	
Tax Credit Appl. Fee	0	0.00%		0					
Tax Credit Mon. Fee	0	0.00%		0					
Marketing Expense	10,000	0.17%		10,000					
Organizational Exp.	4,000	0.07%		4,000					
Other Amort. Soft	0	0.00%		0					
Syndication Expense	0	0.00%			0				
Tax Opinion	0	0.00%			0				
Leaseup Expense	0	0.00%			0				
RESERVES									
Rentup Reserve	0	0.00%			0				
Operating Reserve	101,361	1.72%			101,361				
Bond D/S Reserve	0	0.00%			0				
Working Capital	0	0.00%			0				
Other	0	0.00%			0				
DEVELOPMENT COST	5,880,831	100.00%	5,680,471	14,000	186,361	0	5,680,471	5,680,471	

PRO FORMA (page 1 of 5)

The Honeycomb Initiative_Mass 1

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RENT AND EXPENSE ASSUMPTIONS

RESIDENTIAL RENTS

Unit Type	# Units	Max Rent	Utility Allow	Mo. Rent	Ann. Rent	SF	$/SF
Studio A	2	950		950.00	22,800	630	1.51
1 Bedroom A	3	1050		1,050.00	37,800	820	1.28
1 Bedroom B	1	1050		1,050.00	12,600	821	1.28
1 Bedroom C	0	1000		1,000.00	0	700	1.43
2 Bedroom	0	1200		1,200.00	0	1232	0.97
				0.00	0		0.00
				0.00	0		0.00
				0.00	0		0.00
TOTAL	**6**				73,200		

RESIDENTIAL ASSUMPTIONS	Percent
Rent Inc./Year	2.00%
Op Cost Inc./Year	3.00%
Reserves Inc./Year	3.00%
Vac. Year 1	7.00%
Vac. Year 2	7.00%
Vac. Year 3 & Future	7.00%

COMMERCIAL RENTS

Description	Leaseable SF	$/SF/Year	Annual Rent
Retail	5,255	13.00	68,315
Office	5,255	13.00	68,315
Rooftop Deck	3,720	8.00	29,760
Total Commercial	14,230		166,390
	Leaseable SF	**$/SF/Year**	**Ten. Cont.**
Tenant Contributions	10,510	2.00	21,020
Tenant Contributions	0	0.00	0
Tenant Contributions	0	0.00	0
TOTAL TENANT CONTRIBUTIONS	10,510		21,020

COMMERCIAL ASSUMPTIONS	Percent
Rent Inc./Year	2.00%
Op. Cost Inc./Year	3.00%
Reserves Inc./Year	3.00%
Vac. Year 1	10.00%
Vac. Year 2	10.00%
Vac. Year 3 & Future	10.00%
Other Income Increase	0.00%
Weighted Op. Exp.	3%

TOTAL INCOME	
Residential Income	73,200
Commercial Income	166,390
Tenant Contributions	21,020
Other Income	16,800
TOTAL INCOME	277,410

OPERATING EXPENSES	TOTAL	Per Unit		
Management Fee	16,400	2,733	6.5%	Percent of EGI
Advertise/Market	10,000	1,667		
Legal	0	0		
Administrative	5,000	833		
Utilities	5,000	833		
Trash	0	0		
Maintenance/Repairs	7,500	1,250		
Grounds	5,000	833		
Real Estate Property Tax	55,604	9,267	2.22412% | 2.5M	
Insurance	10,000	1,667		
Other	0	0		
Total Operating Expenses	114,504	19,084	41.28%	Percent of Revenue
Replacement Reserves	20,000	3,333		
Other	0	0		
Total Operating Exp. and Reserves	134,504	22,417	48.49%	Percent of Revenue

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PRE-TAX CASH FLOW

REVENUES	YEAR 1	2	3	4	5	6	7	8	9	10	11	12	13
Gross Residential Rent	73,200	74,664	76,157	77,680	79,234	80,819	82,435	84,084	85,765	87,481	89,230	91,015	92,835
+Other Income	16,800	16,800	16,800	16,800	16,800	16,800	16,800	16,800	16,800	16,800	16,800	16,800	16,800
- Residential Vacancy	6,300	6,402	6,507	6,614	6,722	6,833	6,946	7,062	7,180	7,300	7,422	7,547	7,674
= Residential Income	66,900	68,262	69,650	71,067	72,512	73,985	75,489	77,022	78,586	80,181	81,808	83,468	85,161
Gross Commercial Rent	166,390	169,718	173,112	176,574	180,106	183,708	187,382	191,130	194,952	198,851	202,828	206,885	211,023
+ Tenant Contributions	21,020	21,651	22,300	22,969	23,658	24,368	25,099	25,852	26,628	27,426	28,249	29,097	29,969
= Commercial Rent	187,410	191,368	195,412	199,544	203,764	208,076	212,481	216,982	221,580	226,278	231,078	235,982	240,992
- Commercial Vacancy	18,741	19,137	19,541	19,954	20,376	20,808	21,248	21,698	22,158	22,628	23,108	23,598	24,099
=Commercial Income	168,669	172,232	175,871	179,589	183,388	187,268	191,233	195,284	199,422	203,650	207,970	212,383	216,893
= Effective Gross Income	252,369	257,293	262,321	267,456	272,699	278,054	283,522	289,106	294,808	300,631	306,578	312,651	318,854
Operating Expenses													
Management Fees	16,400	16,892	17,399	17,921	18,458	19,012	19,582	20,170	20,775	21,398	22,040	22,701	23,382
Advertise/Market	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	13,048	13,439	13,842	14,258
Legal/Administrative	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524	6,720	6,921	7,129
Utilities and Trash	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524	6,720	6,921	7,129
Maintenance/Repairs and Grounds	12,500	12,875	13,261	13,659	14,069	14,491	14,926	15,373	15,835	16,310	16,799	17,303	17,822
Real Estate Property Tax	55,604	57,272	58,990	60,760	62,583	64,460	66,394	68,386	70,437	72,551	74,727	76,969	79,278
Insurance	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	13,048	13,439	13,842	14,258
Other	0	0	0	0	0	0	0	0	0	0	0	0	0
= Total Operating Expenses	114,504	117,939	121,477	125,122	128,875	132,742	136,724	140,825	145,050	149,402	153,884	158,500	163,255
- Transfer to Reserves	20,000	20,600	21,218	21,855	22,510	23,185	23,881	24,597	25,335	26,095	26,878	27,685	28,515
- Other Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0
= Net Operating Income	117,865	118,754	119,626	120,480	121,314	122,127	122,917	123,683	124,422	125,134	125,816	126,466	127,083
- Debt Service (p+i) bank	88,218	88,218	88,218	88,218	88,218	88,218	88,218	88,218	88,218	88,218	88,218	88,218	88,218
- Other Debt Service (p+i)	0	0	0	0	0	0	0	0	0	0	0	0	0
- Interest Only Loan Payments	0	0	0	0	0	0	0	0	0	0	0	0	0
- Debt Service - Deferred Loans	0	0	0	0	0	0	0	0	0	0	0	0	0
- Debt Service (p+i) Developer	0	0	0	0	0	0	0	0	0	0	0	0	0
- Debt Service -CF Loan	0	0	0	0	0	0	0	0	0	0	0	0	0
= Cash Flow	29,647	30,536	31,408	32,262	33,096	33,909	34,699	35,465	36,204	36,916	37,598	38,249	38,865
- Partnership Management Fees													
- Incentive Management Fees													
= Cash Flow Available for Distribution	29,647	30,536	31,408	32,262	33,096	33,909	34,699	35,465	36,204	36,916	37,598	38,249	38,865
Debt Coverage Ratio-Bank Loan	1.34	1.35	1.36	1.37	1.38	1.38	1.39	1.40	1.41	1.42	1.43	1.43	1.44
Debt Coverage Ratio-All loans	1.34	1.35	1.36	1.37	1.38	1.38	1.39	1.40	1.41	1.42	1.43	1.43	1.44
Cash on Cash (e=CF/EQ)	2.96	3.05	3.14	3.23	3.31	3.39	3.47	3.55	3.62	3.69	3.76	3.82	3.89

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AFTER-TAX CASH FLOW ANALYSIS

DETERMINING TAXES	1	2	3	4	5	6	7	8	9	10	11	12	13
Cash Flow	29,647	30,536	31,408	32,262	33,096	33,909	34,699	35,465	36,204	36,916	37,598	38,249	38,865
- Depreciation Expense	214,744	214,744	214,744	214,744	214,744	214,744	214,744	214,744	214,744	214,744	214,744	214,744	214,744
- Amortization of Fees	933	933	933	933	933	933	933	933	933	933	933	933	933
- Accrued Interest	0	0	0	0	0	0	0	0	0	0	0	0	0
+ Amortization of Principal	11,225	12,036	12,906	13,839	14,839	15,912	17,062	18,296	19,619	21,037	22,558	24,188	25,937
+ Funded Reserves	20,000	20,600	21,218	21,855	22,510	23,185	23,881	24,597	25,335	26,095	26,878	27,685	28,515
= Earnings (Loss) Before Tax	(154,806)	(152,506)	(150,146)	(147,722)	(145,232)	(142,671)	(140,035)	(137,320)	(134,519)	(131,629)	(128,644)	(125,556)	(122,360)
x Tax Rate	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%
= Tax Incurred (Saved)	(32,509)	(32,026)	(31,531)	(31,022)	(30,499)	(29,961)	(29,407)	(28,837)	(28,249)	(27,642)	(27,015)	(26,367)	(25,696)
Cash Flow	29,647	30,536	31,408	32,262	33,096	33,909	34,699	35,465	36,204	36,916	37,598	38,249	38,865
- Tax Incurred (+ Saved)	(32,509)	(32,026)	(31,531)	(31,022)	(30,499)	(29,961)	(29,407)	(28,837)	(28,249)	(27,642)	(27,015)	(26,367)	(25,696)
Cash Flow After-tax	62,156	62,562	62,939	63,284	63,595	63,870	64,106	64,302	64,453	64,558	64,613	64,615	64,561

After-tax Benefits Analysis

		1	2	3	4	5	6	7	8	9	10	11	12	13
Cash Flow		29,647	30,536	31,408	32,262	33,096	33,909	34,699	35,465	36,204	36,916	37,598	38,249	38,865
- Taxes		(32,509)	(32,026)	(31,531)	(31,022)	(30,499)	(29,961)	(29,407)	(28,837)	(28,249)	(27,642)	(27,015)	(26,367)	(25,696)
+ RTC		0	0	0	0	0								
+ LIHTC		0	0	0	0	0	0	0	0	0	0			
+ Net Sales Proceeds		0	0	0	0	0	0	0	0	0	0	0	0	0
Net Cash Flow After-tax		62,156	62,562	62,939	63,284	63,595	63,870	64,106	64,302	64,453	64,558	64,613	64,615	64,561
Ltd. Partners	10,000	62,150	62,556	62,932	63,277	63,588	63,863	64,100	64,295	64,447	64,552	64,607	64,609	64,555
IRR Equity		690,216												
Desired IRR		10.00%												
Actual IRR		622.15%												
LP Capital account	10,000	-115,159	-298,201	-479,754	-659,738	-838,067	-1,014,647	-1,189,381	-1,362,165	-1,532,889	-1,701,434	-1,867,676	-2,031,481	-2,192,707
Cash Needed for Exit Taxes		-30,612	-79,269	-127,530	-175,374	-222,777	-269,716	-316,165	-362,095	-407,477	452,280	496,471	540,014	582,871

Loan Amortization

BANK 1ST MORTGAGE		1	2	3	4	5	6	7	8	9	10	11	12	13
INTEREST APR	7.00%													
AMORTIZATION IN YEARS	30	YRS OF PMT	15											
LOAN AMOUNT	1,104,984													
P&I - ANNUAL	88,218	88,218	88,218	88,218	88,218	88,218	88,218	88,218	88,218	88,218	88,218	88,218	88,218	88,218
INTEREST		76,993	76,182	75,312	74,379	73,378	72,306	71,155	69,922	68,599	67,181	65,660	64,030	62,281
PRINCIPAL		11,225	12,036	12,906	13,839	14,839	15,912	17,062	18,296	19,619	21,037	22,558	24,188	25,937
REMAINING PRINCIPAL		1,093,760	1,081,724	1,068,818	1,054,979	1,040,139	1,024,227	1,007,165	988,869	969,250	948,213	925,656	901,468	875,531

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YEAR

CITY/STATE LOANS		1	2	3	4	5	6	7	8	9	10	11	12	13
INTEREST RATE	0.00%													
AMORTIZATION IN YEARS	0	YRS OF PMT	0			–	–	–	–					
LOAN AMOUNT	0													
P&I - ANNUAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST		0	0	0	0	0	0	0	0	0	0	0	0	0
PRINCIPAL		0	0	0	0	0	0	0	0	0	0	0	0	0
REMAINING PRINCIPAL		0	0	0	0	0	0	0	0	0	0	0	0	0

CITY/STATE LOANS		1	2	3	4	5	6	7	8	9	10	11	12	13
INTEREST RATE	0.00%													
AMORTIZATION IN YEARS	0	YRS OF PMT	0											
LOAN AMOUNT	0													
P&I - ANNUAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST		0	0	0	0	0	0	0	0	0	0	0	0	0
PRINCIPAL		0	0	0	0	0	0	0	0	0	0	0	0	0
REMAINING PRINCIPAL		0	0	0	0	0	0	0	0	0	0	0	0	0

INTEREST ONLY LOAN LOAN ONE		1	2	3	4	5	6	7	8	9	10	11	12	13
INTEREST RATE	0.00%	YRS OF PMT	0											
LOAN AMOUNT	0	PMTS BEGIN:	1											
P&I - ANNUAL		0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST PAYMENT		0	0	0	0	0	0	0	0	0	0	0	0	0
PRINCIPAL PAYMENT		0	0	0	0	0	0	0	0	0	0	0	0	0
REMAINING PRINCIPAL		0	0	0	0	0	0	0	0	0	0	0	0	0

INTEREST ONLY LOAN LOAN TWO		1	2	3	4	5	6	7	8	9	10	11	12	13
INTEREST RATE	0.00%	YRS OF PMT	0											
LOAN AMOUNT	0	PMTS BEGIN:	1											
P&I - ANNUAL		0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST PAYMENT		0	0	0	0	0	0	0	0	0	0	0	0	0
PRINCIPAL PAYMENT		0	0	0	0	0	0	0	0	0	0	0	0	0
REMAINING PRINCIPAL		0	0	0	0	0	0	0	0	0	0	0	0	0

DEFERRED LOAN		1	2	3	4	5	6	7	8	9	10	11	12	13
INTEREST RATE	0.00%													
AMORTIZATION IN YEARS	0	YRS OF PMT	(15)	PMTS BEG:	16									
ORIGINAL LOAN	0													
LOAN TO AMORTIZE	0													
PAYMENT	0													
P&I		0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST		0	0	0	0	0	0	0	0	0	0	0	0	0
PRINCIPAL		0	0	0	0	0	0	0	0	0	0	0	0	0
ENDING BALANCE W/O ACC INT		0	0	0	0	0	0	0	0	0	0	0	0	0
ACCRUED INTEREST		0	0	0	0	0	0	0	0	0	0	0	0	0

ENDING BALANCE W/ ACC INT	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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DEFERRED LOAN		YEAR 1	2	3	4	5	6	7	8	9	10	11	12	13
INTEREST RATE	0.00%													
AMORT IN YEARS	0	YRS OF PMT	(15)	PMTS BEG:	16									
ORIGINAL LOAN	0													
LOAN TO AMORTIZE	0													
PAYMENT	0													
P&I		0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST		0	0	0	0	0	0	0	0	0	0	0	0	0
PRINCIPAL		0	0	0	0	0	0	0	0	0	0	0	0	0
ENDING BALANCE W/O ACC INT		0	0	0	0	0	0	0	0	0	0	0	0	0
ACCRUED INTEREST		0	0	0	0	0	0	0	0	0	0	0	0	0
ENDING BALANCE W/ ACC INT	0	0	0	0	0	0	0	0	0	0	0	0	0	0

DEVELOPER LOAN		1	2	3	4	5	6	7	8	9	10	11	12	13
INTEREST RATE	0.00%													
AMORT IN YEARS	0	YRS OF PMT	(1)	PMTS BEG:	2									
LOAN AMOUNT	0													
LOAN TO AMORTIZE	0													
PAYMENT	0													
P&I		0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST		0	0	0	0	0	0	0	0	0	0	0	0	0
PRINCIPAL		0	0	0	0	0	0	0	0	0	0	0	0	0
ENDING BALANCE W/O ACC INT		0	0	0	0	0	0	0	0	0	0	0	0	0
ACCRUED INTEREST		0	0	0	0	0	0	0	0	0	0	0	0	0
ENDING BALANCE W/ ACC INT	0	0	0	0	0	0	0	0	0	0	0	0	0	0

CASH FLOW LOAN		1	2	3	4	5	6	7	8	9	10	11	12	13
INTEREST	0.00%													
AMORTIZATION IN YEARS	0													
LOAN AMOUNT	0													
P&I		0	0	0	0	0	0	0	0	0	0	0	0	0
CF PAYMENT		0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST		0	0	0	0	0	0	0	0	0	0	0	0	0
PRINCIPAL		0	0	0	0	0	0	0	0	0	0	0	0	0
REMAINING PRINCIPAL		0	0	0	0	0	0	0	0	0	0	0	0	0
ACCRUED INTEREST		0	0	0	0	0	0	0	0	0	0	0	0	0

SOURCES OF FUNDS

The Honeycomb Initiative_Mass 1

white space indicates data entry

PROJECT ASSUMPTIONS

% Commercial	0.00%
Anticipated Year of Sale	15
Cap Rate at Sale	9.00%
Cost of Sale	0%
Tax Rate at Sale	21%

HISTORIC REHAB. ASSUMPTIONS

Historic Rehabilitation 1=yes, 0=no	0
Historic RTC Equity Rate	$0.86

NEBRASKA HISTORIC REHAB. ASSUMPTIONS

State Historic Rehabilitation 1=yes, 0=no	0
State Historic RTC Equity Rate	$0.73

LIHTC ASSUMPTIONS

Project Type (1=acq/rehab, 2=bond, 3=new constr.)	2
LIHTC Occupancy Percentage	0%
Bldg. Acquisition Eligible 1=yes, 0=no	0

LIHTC 4% Rate	4%
LIHTC 9% Rate	9%
LIHTC Bonus Area 1=yes, 0=no	0

NEBRASKA AFFORDABLE HOUSING TAX CREDIT

Nebraska AHTC 1=yes, 0=no	0
Nebrask AHTC Equity Rate (min $0.60)	$0.60

INVESTMENT ASSUMPTIONS

Investor Tax Rate	21%
Investor Ownership	99.99%
Basis for Equity (1=Sale Rate, 2=IRR, 3=$Amt.)	3
1. LIHTC Sale Rate	$0.00
2. Expected Internal Rate of Return (IRR)	10.00%
3. Equity Investment Committed	$10,000

EQUITY ATTRACTED

Equity Attracted Based on Sale Rate	$0
Equity Attracted Based on IRR	$690,216
Equity Attracted Based on Dollar Amount	$10,000

DEBT ATTRACTION CALCULATION	Requirements		Loan Amt.
Debt Coverage Ratio	1.25		$1,181,067
Loan to Value Ratio	75%		$1,104,984
Capitalization Rate	8.00%		
Stabilized NOI	$117,865		
Fair Market Value	$1,473,313		
Loan Amount, 1=$Amt., 2=DCR, 3=DCR and LVR	3		
Bank Loan Committed	$0		
Loan Amount Based on DCR	$1,181,067		
Loan Amount Based on DCR and LVR	$1,104,984		

PROPOSED PERMANENT FINANCING

	Amount	Rate	Amortization	Maturity	Pymts. Begin	Refi Balloon?	Source
BANK	1,104,984	7.00%	30	15			
Amortizing Loan							
Amortizing Loan							
Interest Only Loan					1		
Interest Only Loan					1		
Deferred Loan					16		
Deferred Loan					16		
Developer Loan					2		
Cash Flow Loan					40.00%	% of CF	
TOTAL LOANS	1,104,984						
Grant - Non Basis	0						
Grant - Other							
TOTAL GRANTS	0						
EQUITY	10,000						
TOTAL SOURCES	1,114,984						

TOTAL DEV. COST	5,880,831				
- TOTAL SOURCES	1,114,984				
GAP	4,765,847				
CASH FLOW	1	2	3	4	5
	29,647	30,536	31,408	32,262	33,096
ACTUAL IRR	622.15%				

TAX & APPRECIATION BENEFITS

white space indicates data entry

Honeycomb Initiative_Ma

LIHTC	Acquisition and Rehab.	Tax Exempt Bond	Rehab./New No Acq.	NE AHTC
Rehab./New Construction	5,680,471	5,680,471	5,680,471	0
- % Commercial	0	0	0	0
- RTC (Housing only)	0	0	0	0
- Grants	0	0	0	0
= Rehab/Const. Basis	5,680,471	5,680,471	5,680,471	0
x Credit Rate	9.00%	4.00%	9.00%	9.00%
x Bonus Area	100%	100%	100%	100%
= Annual Rehab/Const Credit	511,242	227,219	511,242	0
Acquisition	0	0		
x Credit Rate	4.00%	4.00%		
= Annual Acq. Credit	0	0		
Annual Credit	511,242	227,219	511,242	0
x % Low Income	0%	0%	0%	0%
Amount of Credit/Year	0	0	0	0

https://revenue.nebraska.gov/businesses/nebraska-affordable-housing-tax-credit

Annual LIHTC	0
10 Year LIH Tax Credit	0
Equity	0
x % Ownership	99.99%
Partnership Equity	0
TOTAL EQUITY LIHTC	0

Annual LIHTC	0
6 Year AH Tax Credit	0
Equity	0
x % Ownership	99.99%
Partnership Equity	0
TOTAL EQUITY AHTC	0

https://revenue.nebraska.gov/incentives/historic-tax-credit/general-information

CALCULATION OF HISTORIC TAX CREDIT

Eligible Costs	0
- Non RTC Basis Items	
Historic Basis	0
Historic Rate	20%
Historic Tax Credit	0
x % Ownership	99.99%
Historic RTC Equity Rate	$0.86
Equity Raised by RTC	0

Nebraska HTC	1,000,000 max
0	Eligible Costs
	- Non RTC Basis Items
	+ Eligible pre-Part 2 stabilization expenses
0	Historic Basis
20%	Historic Rate
0	Historic Tax Credit
99.99%	x % Ownership
$0.73	Historic RTC Equity Rate
0	Equity Raised by RTC

If non-profit or otherwise tax-exempt, 100%
If for-profit, 50% transferrable.

DEPRECIABLE BASIS

Depreciable Expenses	5,630,471
- Amount of Historic RTC	0
Adjusted Depreciable Basis	5,630,471
Years of Depreciation	27.5
Other Depreciable	50,000
Depreciation Per Year	214,744

Likely Commercial property

Nebraska HTC: Improvement means a rehabilitation, preservation, or restoration project that contributes to the basis, functionality, or value of the property with a total cost meeting the minimum required levels of at least $25,000 in all cities; or the greater of $25,000 or 25% of the assessed value of the property if the project is in Lincoln or Omaha.

NET SALE PROCEEDS

Sale Price	1,424,532
- Cost of Sale	0
- Existing Debt	0
- Tax Due	-256,438
Net Sale Proceeds	1,680,970

Capital Gain

Sale Price	1,424,532
- Cost of Sale	0
- Adjusted Bas	-2,645,666
Capital Gain	-1,221,133

Adjusted Basis

Original Project Cost	5,880,831
- Sum Depreciation	3,221,166
- Sum Amortization	14,000
- RTC	0
Adjusted Basis	2,645,666

Tax on Gain

Capital Gain	-1,221,133
x Tax Rate	21%
Tax	-256,438

DEPRECIATION SCHEDULE

27.5
30
39
40

Eligible Property:

No single family detached residence

Individually listed in the National Register of Historic Places;

Located within a National Register district and contributing to the historical significance of the district;

Individually designated pursuant to a certified local preservation ordinance; or

Located within a district designated under a certified local historic preservation ordinance and contributing to the historical significance of the district or the c

› transferrable

listrict's economic viability.

RENTAL HOUSING DEVELOPMENT BUDGET

PROJECT:	**0**
NUMBER OF UNITS:	6

ITEM	Permanent Uses	Construction Uses
ACQUISITION		
Build Acquisition	0	0
Land Acquisition	35,000	35,000
Subtotal	35,000	35,000
SITE IMPROVEMENTS		
Demolition	0	0
On-Site Imp.	67,200	67,200
Off-Site Imp.	50,000	50,000
Subtotal	117,200	117,200
CONSTRUCTION		
Rehabilitation	0	0
New Construction	4,204,960	4,204,960
General Requirements	0	0
Contractor Overhead	0	0
Contractor Profit	0	0
Subtotal	4,204,960	4,204,960
OTHER CONSTR.		
P & P Bond or LOC	0	0
Contingency	420,496	420,496
Permits & Impact Fees	42,050	42,050
Furnishings	50,000	50,000
Relocation	0	0
Other	0	0
Subtotal	512,546	512,546
PROFESSIONAL FEES		
Architect & Engineer	294,347	294,347
Real Estate Legal	0	0
Consultants	0	0
Developer Fee	500,000	0
Environmental	0	0
Cost Certification	0	0
Accounting	0	0
Survey	6,000	6,000
Other	0	0
Subtotal	800,347	300,347
CONSTRUCTION FINANCE		
Title and Recording	5,000	5,000
Constr. Interest	37,293	37,293
Constr. Loan Fees	22,100	22,100
Appraisal	5,000	5,000
Market Study	0	0
Lender Legal	0	0
Other	0	0
Subtotal	69,393	69,393
PERMANENT FINANCE		
Perm. Loan Fees	0	0
Credit Enhancement	0	0
Title and Recording	0	0
Lender Legal	0	0
Other	0	0
Subtotal	0	0
SOFT COSTS		
Property Taxes	5,000	5,000
Constr. Insurance	21,025	21,025
Other Depreciable Soft	0	0
Tax Credit Appl. Fee	0	0
Tax Credit Mon. Fee	0	0
Marketing Expense	10,000	10,000
Organizational Exp.	4,000	4,000
Other Amort. Soft	0	0
Syndication Expense	0	0
Tax Opinion	0	0
Rentup Expense	0	0
Subtotal	40,025	40,025
RESERVES		
Rentup Reserve	0	0
Operating Reserve	101,361	101,361
Bond D/S Reserve	0	0
Working Capital	0	0
Other	0	0
Subtotal	101,361	101,361
DEVELOPMENT COST	5,880,831	5,380,831

ITEM	Permanent Sources	Construction Sources
BANK	1,104,984	0
Amortizing Loan	0	0
Amortizing Loan	0	0
Interest Only Loan	0	0
Interest Only Loan	0	0
Deferred Loan	0	0
Deferred Loan	0	0
Developer Loan	0	0
Cash Flow Loan	0	
TOTAL LOANS	1,104,984	0
Grant - Non Basis	0	0
Grant - Other	0	0
TOTAL GRANTS	0	0
EQUITY	10,000	10,000
TOTAL SOURCES	1,114,984	10,000
TOTAL DEV. COST	5,880,831	5,380,831
- TOTAL SOURCES	1,114,984	10,000
GAP	4,765,847	5,370,831

CONSTRUCTION DRAW SCHEDULE

white space indicates data entry

	Amount by Use	July-19	August-19	September-19	October-19	November-19	December-19	January-20	February-20	March-20	April-20	May-20
		1	2	3	4	5	6	7	8	9	10	11
Acquisition	$ 35,000											
Site Improvements	$ 117,200											
Construction Contract	$ 4,204,960											
Other Construction	$ 512,546											
Professional Fees	$ 300,347											
Construction Finance	$ 32,100											
Construction Interest	$ 37,293		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Permanent Finance	$ -											
Soft Costs	$ 40,025	$ 40,025										
Reserves	$ 101,361											
DEV. COST CONSTRUCTION	$ 5,380,831	$ 40,025	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Total Available $ -

	Amount by Source	July-19	August-19	September-19	October-19	November-19	December-19	January-20	February-20	March-20	April-20	May-20
		1	2	3	4	5	6	7	8	9	10	11
Initial Equity												
Equity During Construction												
Construction												
Source 3												
Source 4												
Source 5												
Source 6												
	$ -											
Monthly Total		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Cumulative Total		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Sources - Uses		$ (40,025)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Data Use only

Construction Interest Estimate

	APR											
Construction	5.00%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Source 3	5.00%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Source 4	5.00%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Source 5	5.00%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Source 6	5.00%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

June-20	July-20	August-20	September-20	October-20	November-20	December-20	January-21	February-21	March-21		Remaining Balance
12	13	14	15	16	17	18	19	20	21		
											$ 35,000
											$ 117,200
											$ 4,204,960
											$ 512,546
											$ 300,347
											$ 32,100
$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		$ 37,293
											$ -
											$ -
											$ 101,361
$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 40,025	

								Substantial Completion	Final Construction Draw Fund Reserves		
June-20	July-20	August-20	September-20	October-20	November-20	December-20	January-21	February-21	March-21		Remaining Balance
12	13	14	15	16	17	18	19	20	21		
											$ -
											$ -
									$ -	Final Interest Payment	$ -
											$ -
											$ -
											$ -
											$ -
$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		
$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		$ -
$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Rounding Difference -40024.8	

										Total by Source
$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Monthly Total	Bridge Loan Month	1	2	3	4	5	6	7
-	1	-						
-	2	-	-					
-	3	-	-	-				
-	4	-	-	-	-			
-	5	-	-	-	-	-		
-	6	-	-	-	-	-	-	
-	7	-	-	-	-	-	-	-
-	8	-	-	-	-	-	-	-
-	9	-	-	-	-	-	-	-
-	10	-	-	-	-	-	-	-
-	11	-	-	-	-	-	-	-
-	12	-	-	-	-	-	-	-
-	13	-	-	-	-	-	-	-
-	14	-	-	-	-	-	-	-
-	15	-	-	-	-	-	-	-
-	16	-	-	-	-	-	-	-
-	17	-	-	-	-	-	-	-
-	18	-	-	-	-	-	-	-
-	19	-	-	-	-	-	-	-
-	20	-	-	-	-	-	-	-
-		-	-	-	-	-	-	-

Monthly Total	Source 3 Month	1	2	3	4	5	6	7
-	1	-						
-	2	-	-					
-	3	-	-	-				
-	4	-	-	-	-			
-	5	-	-	-	-	-		
-	6	-	-	-	-	-	-	
-	7	-	-	-	-	-	-	-
-	8	-	-	-	-	-	-	-
-	9	-	-	-	-	-	-	-
-	10	-	-	-	-	-	-	-
-	11	-	-	-	-	-	-	-
-	12	-	-	-	-	-	-	-
-	13	-	-	-	-	-	-	-
-	14	-	-	-	-	-	-	-
-	15	-	-	-	-	-	-	-
-	16	-	-	-	-	-	-	-
-	17	-	-	-	-	-	-	-
-	18	-	-	-	-	-	-	-
-	19	-	-	-	-	-	-	-
-	20	-	-	-	-	-	-	-
-		-	-	-	-	-	-	-

Monthly Total	Source 4 Month	1	2	3	4	5	6	7
-	1	-						
-	2	-	-					
-	3	-	-	-				
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-	11	-	-	-	-	-	-	-
-	12	-	-	-	-	-	-	-
-	13	-	-	-	-	-	-	-
-	14	-	-	-	-	-	-	-
-	15	-	-	-	-	-	-	-
-	16	-	-	-	-	-	-	-
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-	19	-	-	-	-	-	-	-
-	20	-	-	-	-	-	-	-
-		-	-	-	-	-	-	-

Monthly Total	Source 5 Month	1	2	3	4	5	6	7
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-	2	-	-					
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-	14	-	-	-	-	-	-	-
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-	19	-	-	-	-	-	-	-
-	20	-	-	-	-	-	-	-
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Monthly Total	Source 6 Month	1	2	3	4	5	6	7
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-	13	-	-	-	-	-	-	-
-	14	-	-	-	-	-	-	-
-	15	-	-	-	-	-	-	-
-	16	-	-	-	-	-	-	-
-	17	-	-	-	-	-	-	-
-	18	-	-	-	-	-	-	-
-	19	-	-	-	-	-	-	-
-	20	-	-	-	-	-	-	-
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Interest Summary by Month

Monthly ALL	All	1	2	3	4	5	6	7
Bridge		-	-	-	-	-	-	-
Source 3		-	-	-	-	-	-	-
Source 4		-	-	-	-	-	-	-
Source 5		-	-	-	-	-	-	-
Source 6		-	-	-	-	-	-	-
Subtotal		-	-	-	-	-	-	-
Total		0	-	-	-	-	-	-

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16	17	18	19	20	
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-	-	-	-		
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Interest Summary	
Bridge Loan	-
Source 3	-
Source 4	-
Source 5	-
Source 6	-
Total Estimated Interest	-

16	17	18	19	20	
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	Final Pmt

	$/sqft	sq.ft	Const Cost	
Multifamily New Const	280	4541	1271480	4204960
Office/Commercial New Const	340	5165	1756100	
Rooftop Deck	180	4541	817380	
Commercial Kitchen	120000	3	360000	

Grant Application

Row 350

Organization Name (if applicable)	Davie's Dojo
Physical Address	N/A
Mailing Address	4019 Mary Street, Omaha, NE 68112
Website	https://www.facebook.com/DaviesDojo/
Social Media Accounts	Facebook: @DaviesDojo, Instagram: @daviesdojo
Name	Alisha Davis
Title	Founder/ Director
Email Address	daviesdojo@gmail.com
Phone	+1 (402) 651-4502
Team	Yes
	Alisha Davis - Founder/ Director, Shomari Huggins - Volunteer Assistant
Organizational Chart	
Other Completed Projects and/or Accomplishments	Davie’s Dojo founder Alisha Davis was awarded the Young Black and Influential award as an Innovator for her work with the Davies Dojo yoga business providing yoga services across North and South Omaha.
Proposal Title	Davie's Dojo Mobile Yoga and Wellness Studio
Total Budget ($)	$799,500.00
LB1024 Grant Funding Request ($)	$623,500.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	Davie’s Dojo is proposing a portion of the Economic Recovery Act fund goes towards their plan of creating a mobile yoga studio to better serve the quality of life needs of North and South Omaha residents. The mobile nature of the studio will allow members of several QCT in North and South Omaha to receive the benefits of the mobile yoga studio. This proposal will allow community members to be trained and become yoga instructors as well. This mobile studio will be up and running by Fall 2023.

Timeline	Trailer Acquisition - Spring 2023 Trailer Remodel - Spring 2023 with Fall 2023 Completion Licensing and Insurance Fall 2023 Truck Acquisition Fall 2023 3 Full Time Staff Positions - Fall 2023 - Spring 2024
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	The North and South Omaha communities noted concern for health and wellness access in the needs assessments. This proposal allows for inclusive and accessible use of a space that will contribute to their wellbeing. The mobile yoga studio will help create a sustainable community by providing accessible space to address mental and physical healthcare. This proposal is a sustainable alterative to brick and mortar spaces that are restrictive and don't accommodate all member of the community. This proposal addresses the quality of life concerns of residents by providing a safe space to practice selfcare and wellbeing. With issues like obesity and poor physical health this proposal creates an accessible space of wellness. This proposal also creates a space to provide safe shelter from outside elements as participants enjoy the benefits of yoga.
Visioning Workshop Findings Alignment	In reviewing the Visioning Workshop Summary both the North and South Omaha communities named Health and Wellness as a major concern. In North Omaha residents were concerned about Public health being poor, with many households and individuals struggling with obesity, cancer, and other diseases. Yoga movement can address these concerns. The mobile yoga studio will add to the culture of neighborhoods by presenting a space for families to use that is nearby to their homes.
Priorities Alignment	This request responds to the COVID-19 public health emergency or its negative impacts on public health. The effects of covid linger on for members of this community and this proposal will allow them to improve their wellness through the use of the mobile yoga studio.
Economic Impact	This proposal creates up to 15 new jobs in the community from

	staff, to contractors, to construction work remodeling the mobile studio. Working with black owned construction companies like Blair Freeman to do remodeling work on the trailer will be a major part of this proposal. This proposal will create 3 full time positions for community members. The 5-7 contractor positions of instructors could translate into full time employment.
	3
	5
	50,000 - 85,000
Community Benefit	The community will benefit from having a mobile yoga and wellness studio tremendously. The eldrely population of the city that may otherwise be shut in can have a front doorstep solution to regaining their mobility. Families will have the opportunity to spend quality time together in a wellness space, located at their doorstep. School age youth will have a mobile alternative to discipline issues by having a space to receive social emotional tools taught through the practice of yoga.
	This proposal will improve the quality of life of residents and the economic status of 3 full time employees and several contractors that will have the opportunity to remodel the space as well as conduct wellness classes.
Best Practices/Innovation	This is a concept that hasn't been explored in the North and South Omaha community. The practice of yoga has a well documented history of being transformative for the wellbeing of participants. This mobile safe space is an innovative idea and a catalyst for a more cohesive community.
Outcome Measurement	Outcomes to be measured are improved wellness of community members, increased community engagement, and creation of high wage job opportunities.
	The success of this proposal will be measured by satisfaction surveys that will go to individuals that use the mobile yoga studio as well as the community at large to gauge the ripple effect of elevating wellness spaces in the community. Once the success of this mobile wellness studio grows, secondary investment will be attracted.
	Yes, the innovative nature of this request will attract more investment. The COVID pandemic has illuminated the need for spaces that can better accommodate the varying needs of communities and the mobile nature of this studio will accomplish that.
Partnerships	Yes
	Girls Inc WCA, Women Center for Advancement Malcolm X Foundation, Heartland Family Services, Completely Kids, The Gold Spot, Healthy Housing Omaha, Family Housing Advisory Services, Northwestern Mutual
	Malcolm X Memorial Foundation

Displacement	No
Displacement explanation	
Physical Location	
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	
Property Zoning	
Is the project connected to utilities?	
Design, Estimating, and Bidding	
General Contractor	
Request Rationale	The amount requested for this proposal will provide a safe space for wellness, healthy communication, and employment. This is a unique proposal that will shift the lives of thousands of North and South Omaha residents. The mobile nature of this business removes the barrier of accessibility for community residents.
Grant Funds Usage	Grant funds will be used to fund the creation of a mobile yoga studio, capacity to employ staff/ contractors and execution of programs
Proposal Financial Sustainability	Yes
	Through the successful execution of this proposal the mobile yoga studio will be a sustainable business, by hosting wellness retreats, special events and serving the needs of North and South Omaha residents.
Funding Sources	
	No
Scalability	Yes

	This funding proposal is scalable and can be duplicated to serve more of the community. More mobile wellness spaces could result from the successful execution of the proposal
Financial Commitment	This proposal would expand the yoga offerings of Davie's Dojo by allowing them to provide yoga for the community in their own neighborhoods instead of only in brick and mortar establishments.
ARPA Compliance Acknowledgment	☑
ARPA Reporting and Monitoring Process Acknowledgme	☑
LB1024 Funding Sources Acknowledgment	☑
Public Information	☑
File Uploads	Proposal Budget/Sources and Uses

Timeline - In the spring of 2023 Davies Dojo will secure a suitable trailer for remodel into a fully functioning yoga studio.

- Trailer Acquisition - Spring 2023
- Trailer Remodel - Spring 2023 with Fall 2023 Completion
- Licensing and Insurance - Fall 2023
- Truck Acquisition - Fall 2023
- 3 Full Time Staff Positions - Fall 2023 - Spring 2024
- Mobile Studio Full Capacity Spring 2024

Davie's Dojo Mobile Yoga and Wellness Studio Total Budget: $787,900
Economic Recovery Fund Budget Proposal 2023 Request: $623,500

- Licenses and Permits: 20000
- Physical Trailer Renovation: 25000
- Staff:
    - Director/ Lead Instructor: 255000
    - Events Coordinator: 130000
    - Marketing Manager, 110000
    - 5-7 wellness instructors (contractors): 30000
- Training and Development: 25000
    - Yoga Certifications
    - Professional Development
- Scholarship Endowment (for high school youth): 100000
    - (20) $5,000 Scholarships
- Truck: $72000
- Fuel and Maintenance: $30000
- Equipment: $2500

Total: $787,900

Grant Application

Row 351

Organization Name (if applicable)	National Community Of The Disadvantaged Enrichment, NCODE Inc
Physical Address	c/o S Boatman 3946 Kansas Ave, lower Level Omaha Nebraska 68111
Mailing Address	PO Box 11714 Board Administration Office Omaha, Nebrask 68111
Website	www.ncodefriends.org
Social Media Accounts	www.guidestar.org, Linkedin.com (In progress); Facebook.com (In progress)
Name	Sheila Boatman
Title	President/CEO; Corporate and Government Programs Analyst
Email Address	Regionaladmin@ncodeanewthinganewhope.org
Phone	+1 (531) 239-2372
Team	Yes
	Dr. Erma Jeffries, PHD, RN , Former Mayor of East Spencer North Carolina, Clergy: General Board; Committee: Health Concerns, Social Solutions and Grant Research. Sheila Boatman, President. CEO; Committee chair of NCODE Board administrative committees; NCODE Social Solutions; Finance Committe; Restore Dreams Program Evaluation committee ; Larry Bolen: Board Officer; Interim Vice President ; Finance Committee; Masters in Education Former Technology business owner and Pastor of Good Shepard Church. Oscar Miller-General Board and Treasurer I ; National Network Analyst. Latshia Griffin, General Board Interim Secretary; Fundraising committee; Womens' Concerns. Steve Childs, Retired Veteran; General Board; Treasurer Assistant-Omaha. Sylvester Wright (parting secretary); Committee Mental Health Concerns; VOLUNTEER -Advisors to board, (not on board): Gerald Boatman, National Network Administrator; Adam Sasse: NCODE Communities Historian
Organizational Chart	We have 1 legal Board-The General Board We have administrative board that help us to carry out the scope of the task of the mission of NCODE: 2. Executive Board- 3 persons, should the president not be available in emergency matters that effect the legal and or financial standing of the corporation,. This board when call also has a fiduciary who can effect executory document. This board is only activated when the absence of the board president risks the corporation standing or financial opportunity. Regional Board -composed of 2 board directors, 2 local volunteers and professional experts of any concern areas, this board handles administrative functions

	matters central to the program and projects of NCODE and reports program needs, complaints and concerns to the general board.
Other Completed Projects and/or Accomplishments	We have accomplished much since 2005. We fed over 10,000 families, individuals, homeless, homeless Veterans, clothed, provided needs such as personal needs and dreams for frail elderly, furniture toys, transportation, and other needs for disadvantaged persons. We started in a rural small town, the the outer rural communities in adjacent counties, the states. We were in large featured articles in the Salisbury Post 5 times; The Independent Tribune and 1 local television capture. We are now featured on Guidestar.org (Candid.org)among thousands of charity, as a Platinum-Level charity which is the highest level: for our program, mission, new program approach, and public transparency.
Proposal Title	North Omaha : Business Building Renovation and Business Program
Total Budget ($)	$1,990,093.00
LB1024 Grant Funding Request ($)	$1,946,894.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	Research shows that business has declined in North Omaha and low-income residents, especially those in the QCT area have suffered tremendously. In order to restore business to the community and help QCT area residents to recover, North Omaha will need a central strategic location to attract business in order for the community to remain competitive. The Carnation Ballroom building which sits empty has been the business and social building for North Omaha families and is a valuable part of the cultural heritage and business community, and sits in the corridor of the business district. If renovated, and equipped with a key acitive and live business, it can return vibrancy to North Omaha. The Carnation building and its location is essential to North Omaha and its people's ability to transform, have a place to create jobs, provide job readiness, and provide generational wealth for generations to come. The proposal is for the immediate purchase of the building and renovation and program support for NCODE live interactive program. The program will attract and accelerate business growth, serve as a place for job creation and job readiness and entrepreneurship training participation for North Omaha and QCT area residents. Currently the Carnation building sits ready to renovate and has been designated as a local City of Omaha Landmark but now sits in disrepair. The owner has agreed to sale and has a real estate agent. NCODE would like to assist North Omaha deserving populations to recover from the social and economic harms of the pandemic and revive business opportunity and entrepreneurship to and in the North Omaha commercial district. NCODE's program is a magnet to attract business activity and by functioning within the renovated Carnation building as a live-interactive business, it will not only transform the lives of underserved residents, but will spur local and nationwide business interest and investment growth in North Omaha. This activity will increase traffic flow to the 24th street business district and attract visitors to its nearby shops, companies, and increase market for more businesses and

	entrepreneurs to open in North Omaha. This combination of renovation and NCODE's program is a win-win for North Omaha, Omaha, and Nebraska. Location 2711 N. 24th Street Timeline: Purchase immediately, for the specific purpose of recovery to North Omaha Construction: June 2023
Timeline	Timeline: Building needs immediate purchase to realize the business growth opportunity Renovation: Can begin June- (post winter)
Percentage completed by July 2025	90%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	This proposal will aligns with the community needs by providing access to tools to leverage community resources toward opportunities and provide business learning to increase potential in a multi-layered platform that simultaneously helps provide the community with a business and economic impact. This proposal will allow National Community of the Disadvantaged Enrichment, NCODE Inc, program to provide in a cultural-relevant environment: 1. Job readiness and entrepreneurship discovery which will result in job re-entry potential for those restricted by policy decisions, jobs empowerment creation, creation of potential toward higher paying jobs, job opportunities with new rare specialized high-demand skills, will provide a interactive live learning business work environment, will provide an incubator of transformation and a business magnet to help QCT residents to recover this proposal address a need for a business-learning HUB for 24th street of North Omaha, for its QCT area residents and residents of all QCT areas. 2. The proposal will address the community need for communication with businesses and investors to market north omaha services and products, business, development business or build in needed business markets in North Omaha 3. This proposal will provide the QCT area residents of n. 24th street and North Omaha an active Solutions Business Center building in cultural, historic, significant, and valuable building This proposal will provide the need for a deserving low-income QCT with empowerment to save a social

	and business relic that has cultural significance to two migratory wave of descendants of families that migrated to North Omaha This proposal will address the need for building renovation as a key link to North Omaha's business corridor in the business district.
Visioning Workshop Findings Alignment	This aligns with job creation, creates potential toward high paying jobs; office direct service through live-environment community education to the underserved QCT to recover from economic and social harms caused by the COVID-19 pandemic. The program and the completed renovation will recycle investment back in to the community through program participation, program complete and success, job offers acquired and businesses entrepreneurship created and opened
Priorities Alignment	This proposal creates sweeping economic growth through eligible uses such as "investment in employment, job creation-end result and entrepreneurship ; helps recovery from the harms of the COVID-19 pandemic. The proposal will provide a place for QCT underserved and low-income communities, plagued by the physical, social and economic harms of the pandemic. Fundamental Change: North Omaha QCT residents, the low-income, those who suffer from systemic barriers, newly released with limited resume, will have a healthy environment, an office space and ventilation, light, professional area with comfort to learn and grow and make professional mind-set changes and decisions such as personal goals, employment path, entrepreneurship opportunities, and other business endeavors such as self-employment. This proposal leads to community and individual transformation, fundamental change and spurs community economic growth
Economic Impact	Live Training experiences creates jobs through experience and skill potential; unique specialized knowledge and skills that lead to high-demand or self-employment or strengthen entrepreneurial capacity. create new marketable and specialized skill titles in high demand Comparable jobs when program participant volunteer finishing experience, the new specialized titles range from $27- 35 per hour. We want them to rise above lower paying position unless this is the goal. Return on investment The primary goal after investing in the experience and skills is to increase mind-set toward entrepreneurship, intrapreneurship, scalable start-up to invest in North Omaha or QCT area. The program participant has " choice." Business owners, developers and investors will be contacted an initiate North Omaha business opportunities.
	Estimating 20-30 participants will create potential toward higher paying jobs or opportunities- per 6-12 months (depending on the program level reached, participant level achieved, the number of stations and the average hours available at each learning station)
	n/a
	An objective is to assist program participant volunteers to experience train, and intern above the $20 level or the Federal Poverty level. The hope is to empower their decision.
	Supplies are and will be local businesses with emphasis on North Omaha. Also we will align our need to partner for professional expertise, Internships, mentoring will open doors

	for collaborating. 2. Business station leads will also be generate for local.
Community Benefit	When it comes to sustainable community development, the business community has a key role to play. Sustainable growth requires investment in new businesses and skills training for professionals. But businesses can also help to improve the quality of life in low-income communities by investing in projects that empower residents and improve cultural resources. Businesses from various SiC industries, private and government sectors will be an interactive component of our program participants live experience, the common integer will be the invitation to Omaha and the end result should open opportunities, economic gain, and investment knowledge from a showroom visual virtual presentation. The presence of the Carnation Building will have external features which will attract business beautification and interest. Collaboration and coordination of services and products and the program participant will help the economy thrive as the businesses will want to understand the market and opportunity in the area and sales. The proposal will build respect, integrity and sense of community pride which when community reputation increases so does property value, and as resiliency to want to thrive and be a part of the North Omaha, QCT area and neighborhoods or the community, livability increases and so does the quality of life., The overall proposal is a win-win for a new economic impact, and a higher quality of life through transformation, that is what our program brings to North Omaha, QCT residents and also to Nebraska and Fundamental change, that is the renovation of the Carnation Ballroom and the revival of its meaning and value to the North Omaha Community.
	This proposal will contribute to job training, new specialized skills will lead to job creation for those skills, or entrepreneurship using those highly sought skills. The community in which persons of the QCT can thrive when they are able to thrive at a high-level, higher-pay which leads to economic growth in the community because people remain in the community and buy in the community. This proposal will attract and is a magnet for business growth within the doors of the program and externally to the community. The return on the investment is persons stay in the community. The program is a catalyst to retention and generational wealth within the community. The proposal renovation of the Carnation Building is also has an economic component which will return and sustain the community as it is positioned at the corridor of the 24th business community and its financial, entertainment, and social history will attract visitors, tourist, this will also help to sustain. Renovation of the building will bring a clean professional appearance to a community, and transform it to spur more change. The building is a relic and one of the first Fire Brick buildings built. The exterior has remain strong because of the architect who designed the building to withstand tornados and fires. The renovation is a capture of the value of the building, to North Omaha, the first families that built the buildings in the 24th street area, to Nebraska for the families that originated in the area prior to settling on farms throughout small towns in Nebraska and to the construction history of Omaha. The building is on the Local Historical list. State Historically may be warranted, but the relic needs renovating prior to Federal Historical which may require additional time and requirements could be done at a later. date. Renovating the building would increase community spirit, provide a clean appearance and a voice to African American experience in the

	Midwest, and increase the quality of life in its QCT area, 24th street business district and provide 24th a business presence and a business corridor and landmark. When it comes to sustainable community development, the business community has a key role to play. Sustainable growth requires investment in new businesses and skills training for professionals. But businesses can also help to improve the quality of life in low-income communities by investing in projects that empower residents and improve cultural resources. Businesses from various SiC industries, private and government sectors will be an interactive component of our program participants live experience, the common integer will be the invitation to Omaha and the end result should open opportunities, economic gain, and investment knowledge from a showroom visual virtual presentation.
Best Practices/Innovation	The proposal has a program which has am empowering interactive business platform and components; also a Building Renovation Request. The building has a history and slight controversy on its relevancy. Best practice would be to share and reveal the building origin, importance and presence the opportunity gather opinion . The program is an innovative concept with processes and procedure that can be clarified and shared. Invitation prior would be beneficial to ensure it is understood and acquire interactive communication and feedback for growth.
Outcome Measurement	1. How many completed and received the opportunity ? Are happy with the experience. 2. Change in family life 3. Went further to college, vocation or additional education. 4. The value of the program experience they received a job at a high-level high quality position. Based on their experience will they refer at least 10 people to move to North Omaha?
	1. The building the Target would be those that live in the community, then those near to the building , then the visitors that read its history and purpose and came to the building. These measures are important business industry indicators, to evaluate, improve and increase tourism by providing tours and North Omaha History with the Carnation Ballroom-as renovated. 2. The program: Our proposal will and can measure many social, economic, and financial measures. Our outcome should measure an increase in quality of life from program participants, disadvantaged persons by opening accessing higher-quality opportunitiess, remove systematic barriers, those hidden and unknown. The ultimate measure will be North Omaha, Omaha, and Nebraska Community Pride Qualitative and Quantitative: Applications: Google Forms and Docs Analytics; CRM, WinCati and VCM Case Management 1. Program Participation- Surveys ; Levels attained surveys ; Performance indicators and Reviews; Success: Random Sample Surveys; Employment Internship Progress or Success follow-up and Benchmark for evaluation compilation, findings and reporting. For those who select Intrapreneurship or interest in experience toward franchises as a end-result of the program but not a part of the program. B. The proposal building renovation: Visitors to the building from our local Travel company 4URBAN,: director Preston Love Jr ; and adding the building to the Chamber of Commerce. Utilizing surveys to observe the return on the building renovation through measure the visitor experience and responses to tabulate a report.to increase monetary budget for the building and maintenance.

	No. The proposal has no co-investor. It does have a seller through a real estate which the sign is public known.
Partnerships	Yes
	NCODE has many vendors and suppliers who have partnered in the past to provide in-kind support. We are now in the funding stage; Pending receipt of fund to accomplish the goals of our mission: These have shown interest but not confirmed, to voluntarily participate on a voluntary basis; University of Nebraska at Omaha: College of Public Affairs: to provide volunteer students ; Grow Nebraska-voluntary-not confirmed : Financial Education education for those final program participants with interested in Business Entrepreneurship; Workforce Nebraska. We have plans to partner with other businesses on a voluntary basis.
	none
Displacement	No
Displacement explanation	
Physical Location	2711 N. 24th Street Omaha, Nebraska 68110 The building is on the corner of N. 24th and Miami. This is the business corridor for the future of n. 24 st. The importance will be large attractive sign " welcome to North Omaha Business District"
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	
Property Zoning	No
Is the project connected to utilities?	
	No
	No
Design, Estimating, and Bidding	No
	No
	estimate
General Contractor	Yes
	No

Request Rationale	not available at this time
Grant Funds Usage	Program 2. Building renovation
Proposal Financial Sustainability	Yes
Funding Sources	Grant sources; Capital campaign;Fundraising
	n/a
	n/a at this time
Scalability	Building is a 1 time purchase. Program will continue
Financial Commitment	n/a at this time
ARPA Compliance Acknowledgment	☑
ARPA Reporting and Monitoring Process Acknowledgme	☑
LB1024 Funding Sources Acknowledgment	☑
Public Information	☑
File Uploads	Plans and detailed descriptions, including pictures and a map of the site location/surrounding area

LEADERSHIP

A GLIPMSE OF WHO WE ARE

In Loving Memory of Marci Kunkle Cook and Charles B. Wright who gave the time and dedication to serve others from their heart. "Gone but never forgotten"

NCODE Board of directors

National Community of the Disadvantaged Enrichment (501 C 3)
Restoring Hope, Dreams, and increasing quality of life of disadvantaged persons.
BOARD OF DIRECTORS REGIONAL OFFICE (402) 779 7796/ (704) 633-5555
PO BOX 11714
OMAHA, NEBRASKA USA 68111

The following persons serve on or for the board of directors on a voluntary basis. Please contact us with any questions, for information or concerns. Thank you.

Dr. Erma Jeffries, PHD, RN, MDIV, Former Mayor of East Spencer, North Carolina

Board of Directors NCODE- General and Survey Research Committee and Health Concerns.

Occupation: Retired and Community Advocacy

Mr. Larry Bolen (Rev), Masters of Education: Former Computer Technology Business Owner, Veteran

Board of Directors- Board Officer; Vice President

Occupation: Pastor of New Shepard Missionary Baptist Church

Latsha Harrington, 2 years college; Community Advocate for Women and Girls Issues.

Board of Directors - **General Board, Interim Secretary in training**

Occupation: Health Care worker; Homemaker and mother

Sheila Boatman, Bachelors, Government; OM City Council Intern; Paralegal Studies,

Licenses: NE Property Casualty; Conference Evangelist; Nonprofit Management, 17 years-exp;

Certifications: Community Leadership, Contract Law, Purchasing,

Managing a Contact Center, Salesforce, G Suite Administration, Diversity Inclusion and Belonging, Customer Service, GDPR ; Business Analysis and Project Manager Collaboration, Future WorkForce+

Government and Federal Banking Regulations: FHA, Lending practices, FCRA, KYC, OFAC Sanctions, +

Veterans Health Administration, Federal Certificates: Health Program Eligibility and Enrollment; Crisis Intervention; Federal Travel; ACA; Record Security;+ more

Board of Directors NCODE: **President**

Occupation: Former LinkedIn Contractor for Cypress HCM; National Community Of The Disadvantaged Enrichment, NCODE Inc; **Corporate and Government Program Contract Analyst**

Steve Childs, Bachelors, Graphic Artist; Navy Veteran

Board of Directors NCODE Treasurer Assistant, Omaha

Occupation: Retired, Veteran activities

Oscar Miller, AA Degree Electronic Technology; 46 years Telephony and Electronics; Clergy, Veteran

Board of Directors NCODE Treasurer I

Occupation: Find Great People: BridgeTek for CHMS in the Rock Hill, SC. Public School System

Sylvester Wright, Bachelors, Certificates: Mental Health & Addictions

Board of Directors NCODE Former board Secretary- General Board

Occupation: Clergy: Bishop, of Faith Mercy and Truth Ministries; TRS1 at RHD Mainstay Community Services

Advisors Volunteers

Gerald Boatman Sr.,

Board Network Advisor, Technology

Occupation: US Army Med Federal Contractor, Clergy Veteran

Adam Fletcher Sasse

Board Community Historian Advisor; NCODE Public Relations

Occupation: Author and Publisher of North Omaha History; Youth Services

NATIONAL COMMUNITY OF THE DISADVANTAGED ENRICHMENT

NCODE INC

VISION AND MISSION STATEMENT

OUR 2021 TAGLINE DESCRIPTION: ***"Strategically aligning concerned individuals and leaders, innovative committed businesses, community partners, technology, and resources to restore lives and communities."***

AT NCODE INC, OUR VISION IS TO BE THE MOST ADMIRED LEADING NON-PROFIT CORPORATION IN EXCELLING, INSPIRING, ENCOURAGING, EMPOWERING COMMUNITIES, FAMILIES, AND INDIVIDUALS. WE STRIVE TO ENLIGHTEN AND ENRICH LIVES TO CHALLENGE THEIR HOPES, VISIONS, AND GOALS DESPITE ANY SOCIAL SYSTEM CONSTRAINT, PHYSICAL, SOCIAL, OR GEOGRAPHIC BARRIERS.

OUR VISION INCLUDES A STRONG COMMITMENT TO EMPOWERING AND ENRICHING STAGNATED COMMUNITIES AND PERSONS THROUGH INNOVATIVE AND NON-TRADITIONAL ALTERNATIVE APPROACHES TO ENABLE COMMUNITY CIVIC HARMONY, AND TO CHALLENGE AND REVIVE INDIVIDUAL SELF ENRICHMENT

OUR MISSION IS TO MAKE A DIFFERENCE BY DEVELOPING AND PROVIDING MEANS AND ACCESS TO NON-TRADITIONAL ANTI-POVERTY ALTERNATIVES AND OPPORTUNITIES WHICH MAY BE UTILIZED AND ACHIEVED TO CHALLENGE EFFECTS OF INDIVIDUAL AND COMMUNITY DISPARITY, SOCIAL DISPARITY, ECONOMIC BLIGHT, AND PERSONAL BARRIERS; TO ENHANCE AND DRIVE CHANGE IN ANTI-POVERTY RESEARCH THROUGH GRASSROOTS AND FIELD STUDIES, EMPOWER BUSINESS LEADERS AND INSTITUTIONS TO INCORPORATE NEW ANTIPOVERTY MEASURES; PROVIDE SOCIALLY CHALLENGED CITIZENS TO BECOME MORE HARMONIOUSLY INVOLVED IN THEIR OWN LIVES AND COMMUNITIES; TO FOSTER AND FURTHER ENLIGHTEN HOPES AND ULTIMATELY EXCHANGING HOPES WITH HOPE AND HOPE WITH CHANGE; UTILIZE DISCOVERED AND WELL DEFINED INDIVIDUAL GIFTS, VISIONS, AND ASPIRATIONS TO PRODUCE A CONTINUAL CADRE OF SOCIALLY CONCERNED CITIZENS, LEADERS, COMMUNITIES, AND A COLLABORATIVE NETWORK OF CONCERNED BUSINESSES TO ACT AND THRIVE WITHIN THESE COMMUNITIES.

AT NCODE, WE ARE DETERMINED DESPITE ANY SOCIAL OR ECONOMIC BARRIERS RELATED TO A LOW OR FIXED INCOMES TO ENCOURAGE, ENLIGHTEN, AND INSPIRE, *"NCODE VIBRANCY,"* IN THE LIVES OF DESERVING INDIVIDUALS, FAMILIES, AND PROMISING COMMUNITIES.

WE INVITE YOU TO JOIN US IN OUR MISSION

©ncode updated 7 31 2020 sb

NATIONAL COMMUNITY OF THE DISADVANTAGED ENRICHMENT, NCODE INC

"Strategically aligning committed community partners, technology, resources, and the concerned compassionate to restore lives and communities."

GuideStar Charity Check

NATIONAL COMMUNITY OF THE DISADVANTAGED ENRICHMENT, NCODE INC

EIN: 04-3828999

Contributions tax deductible
as of December 2021

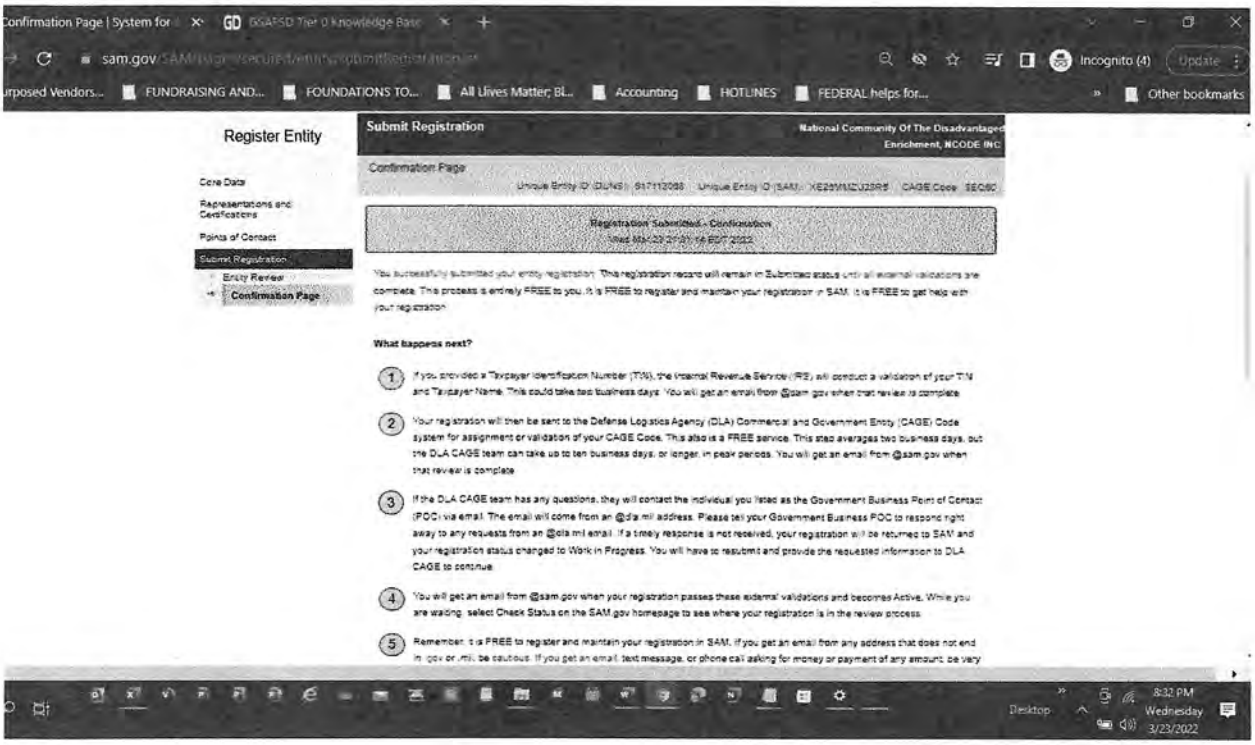
IRS BMF 509(a)(1)
as of December 13, 2021

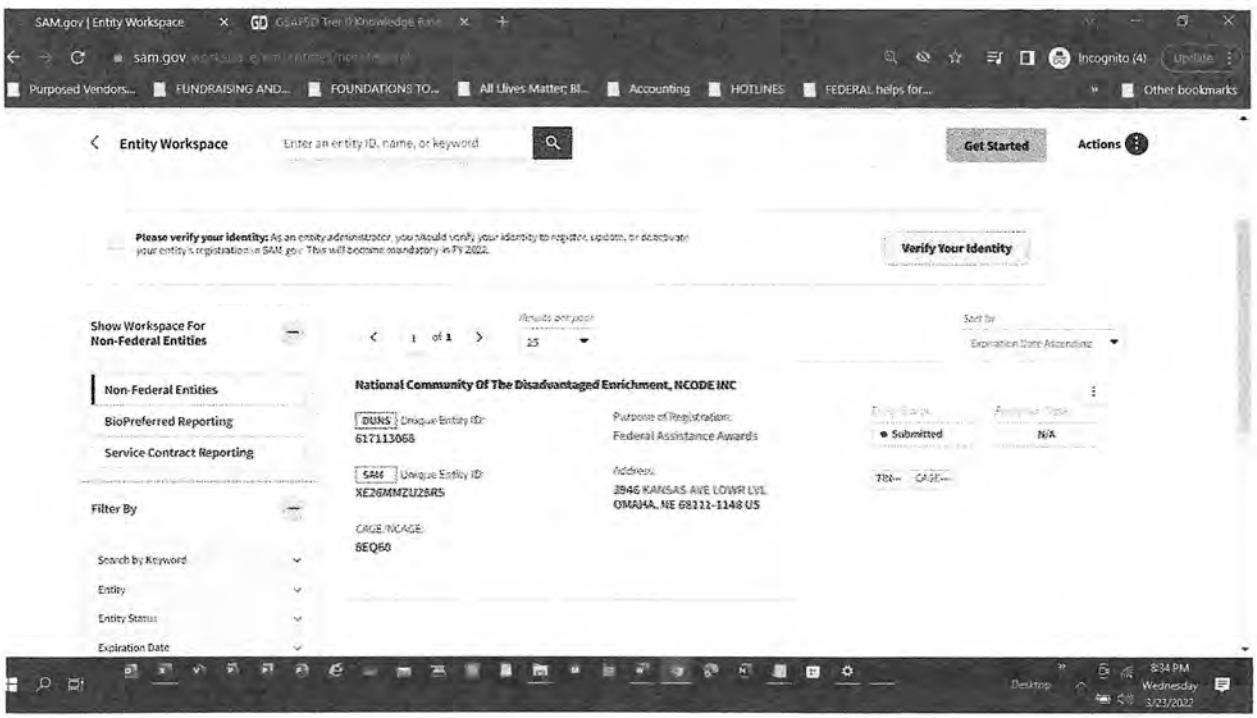
View summary

National Community Of The Disadvantaged Enrichment is a Federal listed and registered on Sam.gov and Dun and Bradstreet

Thank You.

Federal Registration Sam.gov



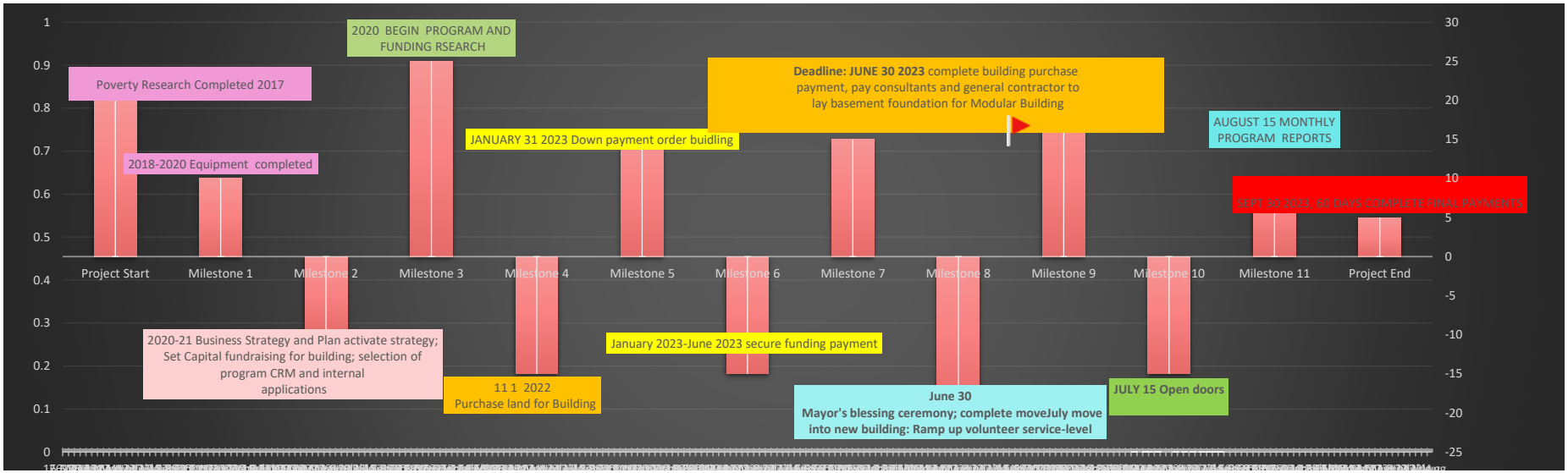


Issue Financial Assistance General Certifications and Representations

As the duly authorized representative of the National Community Of The Disadvantaged Enrichment, NCODE INC , I certify that National Community Of The Disadvantaged Enrichment, NCODE INC :

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability to ensure proper planning, management, and completion of any financial assistance project covered by this Certifications and Representations document (See 2 C.F.R. §200.113 Mandatory disclosures, 2 C.F.R. §200.214 Suspension and debarment, OMB Guidance A- 129, "Policies for Federal Credit Programs and Non-Tax Receivables ");
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives (See 2 C.F.R. §200.302 Financial Management and 2 C.F.R. §200.303 Internal controls);
3. Will disclose in writing any potential conflict of interest to the Federal awarding agency or pass through entity in accordance with applicable Federal awarding agency policy (See 2 C.F.R. §200.112 Conflict of interest);
4. Will comply with all limitations imposed by annual appropriation acts;
5. Will comply with the U.S. Constitution, all Federal laws, and relevant Executive guidance in promoting the freedom of speech and religious liberty in the administration of federally-funded programs (See 2 C.F.R. §200.300 Statutory and national policy requirements and 2 C.F.R. §200.303 Internal controls);
6. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and public policies governing financial assistance awards and any Federal financial assistance project covered by this certification document, including but not limited to:
    a. Trafficking Victims Protection Act(TVPA) of 2000, as amended, 22 U.S.C. §7104(g);
    b. Drug Free Workplace, 41 U.S.C. §8103;
    c. Protection from Reprisal of Disclosure of Certain Information, 41 U.S.C. §4712;
    d. National Environmental Policy Act of 1969, as amended, 42 U.S.C. §4321 et seq;
    e. Universal Identifier and System for Award Management, 2 C.F.R. part 2;
    f. Reporting Subaward and Executive Compensation Information, 2 C.F.R. part 170;
    g. OMB Guidelines to Agencies on Governmentwide Debarment and Suspension (Non-procurement), 2 C.F.R. part 180;
    h. Civil Actions for False Claims Act, 31 U.S.C. §3730;
    i. False Claims Act, 31 U.S.C. §3729, 18 U.S.C. §§287 and 1001;
    j. Program Fraud and Civil Remedies Act, 31 U.S.C. §3801 et seq;
    k. Lobbying Disclosure Act of 1995, 2 U.S.C. §1601 et seq;
    l. Title VI of the Civil Rights Act of 1964, 42 U.S.C. §2000d et seq;
    m. Title VIII of the Civil Rights Act of 1968, 42 U.S.C. § 3601 et seq;
    n. Title IX of the Education Amendments of 1972, as amended; 20 U.S.C. §1681 et seq
    o. Section 504 of the Rehabilitation Act of 1973, as amended; 29 U.S.C. §794; and
    p. Age Discrimination Act of 1975, as amended, 42 U. S.C. §6101 et seq.

X I have read each of the certifications and representations presented on this page. By submitting this certification, I, S Boatman, am attesting to the accuracy of the certifications and representations contained herein. I understand that I may be subject to criminal prosecution under Section 1001, Title 18 of the United States Code or civil liability under the False Claims Act if I misrepresent National Community Of The Disadvantaged Enrichment, NCODE INC by providing false, fictitious, or fraudulent information to the U.S. Government.


Poverty Research Completed 2017
2018-2020 Equipment completed
2020-21 Business Strategy and Plan activate strategy; Set Capital fundraising for building; selection of program CRM and internal applications
2020 BEGIN PROGRAM AND FUNDING RSEARCH
11 1 2022
Purchase land for Building
JANUARY 31 2023 Down payment order buidling
January 2023-June 2023 secure funding payment
Deadline: JUNE 30 2023 complete building purchase payment, pay consultants and general contractor to lay basement foundation for Modular Building
June 30
Mayor's blessing ceremony; complete moveJuly move into new building: Ramp up volunteer service-level
JULY 15 Open doors
AUGUST 15 MONTHLY PROGRAM REPORTS
SEPT 30 2023 60 DAYS COMPLETE FINAL PAYMENTS
Project Start
Milestone 1
Milestone 2
Milestone 3
Milestone 4
Milestone 5
Milestone 6
Milestone 7
Milestone 8
Milestone 9
Milestone 10
Milestone 11
Project End
1
0.9
0.8
0.7
0.6
0.5
0.4
0.3
0.2
0.1
0
30
25
20
15
10
5
0
-5
-10
-15
-20
-25

Estimate

MERCURY CONTRACTORS, INC

Contact Information:
5920 S 118th Circle
Omaha, NE 68137
(402) 689-1423
Fax: (866) 659-4806
jeff@mercurycontractors.com

Proposal
Boatman

DATE 10/11/2022
Quotation # 1182010

Omaha Builders License LIC-1600342

Project Description
Office Tenant Finish

FINISH DATE	F.O.B. POINT	TERMS
TBD		5 Incremental Payments

Quote valid to: **11/10/2022**

Prepared by: Jeff Gehring

ITEM	DESCRIPTION	TAX?		Alowance
Office Finish	Provide all materials and labor to construct an office tenant finish to include: 1. One large open office space for 20 workers, 2 small offices, 2 ADA bathrooms, handicap entrance, 1 storage closet. 2. This project will include all plumbing, HVAC, electrical, drywall, framing, flooring, painting, insulation, doors/hardware, lignting, etc. as needed to complete project. 3. Price for all labor, materials and permits. Price is an estimated allowance only. 4. No design fees included. If needed allowance to be $15-25,000.	N		$500,000.00
Rebuild Additional Structure	In order to rebuilt the additional rear structure into an open community room. This would take a study, your complete plans for your design. We have seen a cost for this ranging from 500,000 to 1,000,000.00		1,000,000.00	
Total				**$500,000.00**
Alternates		N		

I agree to this Estimate from Mercury Contracting, Inc.
The above prices, specifications and conditions are satisfactory and are here by accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature

THANK YOU FOR YOUR BUSINESS!

Grant Application

Row 352

Organization Name (if applicable)	Heartland Workers Center
Physical Address	4923 South 24th Street Ste. 101, Omaha, NE 68107
Mailing Address	
Website	https://www.heartlandworkerscenter.org/
Social Media Accounts	https://www.instagram.com/heartlandworkerscenter/
Name	Lina Traslaviña Stover
Title	Executive Director
Email Address	lina@heartlandworkerscenter.org
Phone	+1 (402) 933-6095
Team	Yes
	The HWC has current project team members which include: Heartland Workers Center (HWC) Executive Director, Lina Traslaviña Stover, PhD brings much experience and expertise to HWC. Her work is informed by various institutions and community-based groups with expertise in activating leaders from underrepresented communities. Her academic and professional work demonstrates a deep commitment to addressing inequality and social injustice. Dr. Stover has an extensive background in working with marginalized groups, garnering their passions and talents to build stronger communities. Before becoming the new ED for HWC, she was the Director of Undergraduate Admission at University of Nebraska at Omaha and worked with diverse campus stakeholders to develop strategies for enrolling a highly qualified and diverse student body. 2 HWC organizers that work full time at the HWC. They support program oversight and are directly engaged in program coordination activities including correspondence and coordination with project partners, participant recruitment, and coordination with program case managers regarding program participants from their geographic areas. Yshall Davis is the Organizer in North Omaha and will assist will program coordination for participants from that area, and Perla Ochoa, Nolvia Mendoza, and Elena Cisneros are the Organizers in South Omaha, who will all support program coordination for participants from South Omaha. 1 HWC Case Manager (to be hired) - This position will be responsible for meeting with participants on an ongoing basis throughout their time with the program; meetings will consist of action planning and strategizing next steps for obtaining necessary credentials and/or licenses for participants to practice their previous professional fields of interest. The Case Manager will coordinate with the OLLAS Faculty and Research Fellow to obtain necessary streamlined processes for participants depending on fields of interest. 1 OLLAS (Office of Latino/Latin American Studies) Faculty (HWC has

	plans to connect and to pay for the position's time) 1 OLLAS Research Fellow (HWC has plans to connect and to pay for the position's time) 5-10 Student Interns (to be hired by OLLAS Faculty; HWC has plans to pay for intern time spent researching different credential/licensure/degree obtaining processes)
Organizational Chart	Board Development: HWC has undergone unexpected and significant organizational and leadership changes in the past year. Despite the diversity that may accompany change, we have shown we are not going anywhere. Our resiliency to move forward united echoes throughout our halls, because we recognize it's more about the people we serve and that the HWC mission must continue. In 2021, HWC recruited three new board members that were onboarded this year. The board spent a significant amount of time thinking strategically to ensure we attracted the right talent to help sustain our transition. They developed a board matrix to help determine what additional skillsets and/or diversity factors the organization lacks. A major priority of focus for the Board is strategic planning. HWC has started this process and plans to have a 3-year plan done by the end of September. New Leadership: HWC recruited Lina Traslaviña Stover as the new Executive Director. Dr. Stover has an extensive background in working with marginalized groups, garnering their passions and talents to build stronger communities. Since her recruitment, Lina has produced promising results for HWC and the communities it serves. She led the organization through an evaluation of programs and identified community-driven, evidence-based practices to integrate into HWC's current service models for greater participant engagement, retention, and community impact, based on a culturally competent model that values existing forms of capital within communities. Staffing Adjustments: HWC is now outsourcing some of the responsibilities of the Senior Director of Operations to their current contractors Avalon Accounting and Fox Creek Fundraising. HWC is working to develop a dashboard for data management and building other transparency-based operational processes. Specific strategic plan goals include the reassessment of areas of greatest impact to determine effective programs and processes and narrow our focus on certain programs and areas of greatest impact to be more efficient with program dollars. To sustain operations and organizational impact, the HWC has restricted its programmatic focus areas to civic engagement, leadership development, and community organizing. Part of this assessment includes evaluating the use of organizer time and formalizing roles and responsibilities to maximize the efforts of our community organizers.
Other Completed Projects and/or Accomplishments	A major accomplishment includes the organization's recent project to create a culture of equity, transparency, and trust. HWC consulted and worked with several experts third parties. One is Mission Matters, which was tasked to review the effectiveness of the leadership, governance, and operational procedures. Throughout this project, HWC employees participated in DEI training and created an employee group and Rules of Engagement to improve communication at all levels. The Employee Handbook was refreshed to reflect a DEI, trusting and inclusive work culture. Policies were re-hauled to increase employee trust like the Hiring internal Job Posting process, promoting from within and implementing a Hybrid work model. HWC is engaging in intensive training every two weeks. These trainings are focused on teaching organizers and other staff various ways of operationalizing cultural wealth in community organizing. HWC is using evidence-based tools and other best practices to enhance emotional and social intelligence competencies (self-awareness, self-management, social awareness, and relationship management). Another focus is team development, including concepts of trust, conflict, commitment, accountability, and results. HWC restructured with the explicit intention of compressing its internal hierarchy and replacing it with a model that

	ensures a more equitable balance of power, putting the organization in an even stronger place to serve its communities in North and South Omaha as stated in this proposal. HWC's new Executive Director brings her expertise as a Sociologist to draw from researched models, such as the cultural wealth model, to guide the development of programs and reinforce their alignment with HWC's mission. HWC has always prioritized uplifting BIPOC communities, however, in using researched models, the organization is able to share the story of HWC efforts in a trusted and widely recognized way. The cultural wealth model outlines six forms of capital often present in communities and used to strengthen them: aspirational, navigational, linguistic, familial, resistance, and social. Informed by this model and other community experts, the HWC identified program adaptations to create a stronger connection with community members and activating them in civic engagement and community organizing. An example of this is the integration of HWC's youth-focused activities in a community setting rather than solely academic. HWC is building connections with community members to create a core team for Young Nebraskans in Action (YNA). In addition to reaching youth in an academic setting, HWC is now going to reach youth who immediately enter the workforce following high school. As a reminder, HWC core teams are groups of identified leaders that convene periodically to work towards accomplishing a common goal. In having a core team available for YNA youth, HWC is filling a gap in youth access to leadership and community organizing opportunities, with a culturally competent lens, supporting whatever path is needed to accomplish their career goals. While this is not the focus of this proposal it does demonstrate the extent to which HWC supports leadership development for marginalized communities like North and South Omaha, setting individuals up for purposeful and sustainable employment opportunities. Regarding new program partnerships and pilot program work that will be relevant to the organization's work in North and South Omaha, HWC is working with E-Creative, a brand strategy and Communications group, to create a social media program with targeted content for community education and activation. HWC is working with Coolspeak, a Youth Engagement Company, to support this type of work and build different campaigns that will broaden HWC reach and increase community engagement. Learning opportunities are everywhere and HWC is using this medium to educate the community more intentionally and consistently.
Proposal Title	Heartland Workers Center Request for Funding for the Immigrant Re-Credential and Licensing Program
Total Budget ($)	1,598,574.25
LB1024 Grant Funding Request ($)	$1,398,574.00
Proposal Type	Service/program
Brief Proposal Summary	HWC respectfully request funds for its "Immigrant Re-Credential and Licensing Program" for immigrant communities that have previous experience, credentials, licenses and/or degrees from their home country that do not transfer to the state of Nebraska. The program promotes growth of immigrant communities to create a more equitable professional landscape and build community capital. Participants 1) set credential/licensing goals via action plans, 2) become educated on relevant re-credential/licensure processes and various professional development paths that are possible from their newly gained credential/license status.

Timeline	10/9/2022 Submit proposal for program funding. Month 1- Month 2 - Receive notification of funding and go through entity verification process. Month 3 – Month 4 - Put out official position posting and begin recruitment process for a program case manager from the North or South Omaha communities. This position will work directly with the HWC organizers from the North and South Omaha sites. Organizers will assist with program recruitment, referring individuals interested in program participation. Month 5 - Identify case manager candidate and offer the position. Complete all necessary position training and onboarding. Finalize program materials for printing and website uploading. Month 6 - Month 7 - Promote the program to the community by posting program materials publicly in the North and South Omaha Communities and through targeted recruitment by HWC North and South Omaha Community Organizers and Core Team Leaders. HWC organizers are full time staff members that provide oversight and support to Core Teams in their respective areas (Yshall Davis is the Organizer in North Omaha and Perla Ochoa, Nolvia Mendoza, and Elena Cisneros are the Organizers in South Omaha). Core Team leaders are community members recruited into HWC programming who have participated in leadership development programming and have taken leadership positions to lead their communities in community actions planning. If participants are recruited before the program start date, HWC will encourage Core Team engagement and participation in other HWC services supporting leadership development. Month 7 – Month 18 – Program launch and pilot period is completed. HWC's goal is to engage a minimum of 100 community members per program year. HWC does not guarantee that all participants will have complete licensing requirements by the end of the grant period as individuals are encouraged to complete programming at a pace that is comfortable and does not disrupt their work, family, health or other personal life demands. Month 19 - Complete first program year-end evaluation and reporting for stakeholders and funders involved. Use program success and current program funding commitments as leveraging points for securing additional funding for the program. Month 19 – Month 30 – Completion of second program year. Month 30 - Complete second program year-end evaluation and reporting for stakeholders and funders involved. Use program success and current program funding commitments as leveraging points for securing additional funding for the program. SLFRF funds will be expended before December 31, 2026.
Percentage completed by July 2025	100%
Funding Goals	Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	HWC respectfully request funds for its "Immigrant Re-Credential and Licensing Program" for immigrant communities that have previous experience, credentials, licenses and/or degrees from their home country that do not transfer to the state of Nebraska. The program promotes growth of immigrant communities to create a more equitable

professional landscape and build community capital. Participants 1) set credential/licensing goals via action plans, 2) become educated on relevant re-credential/licensure processes and various professional development paths that are possible from their newly gained credential/license status. The program phases include:

1) Recruitment & Intake - Participant needs are identified, skills are assessed, and action plans are set in place, outlining finance, employment, academic, and/or other goals related to credentials and/or licenses previously obtained from their country of origin and of current interest here in Nebraska. HWC uses evidence-based recruitment practices that increase the probability of engaging with hidden and marginalized populations.

2) Case Management - The HWC Case Manager will meet with participants to create action plans that outline career goals, account for previous experience/credentials/licenses, and define clear steps to obtain necessary credentials and/or licenses to pursue those career paths here in Nebraska.

3) Leadership Education - HWC recently implemented an evidence-based, 10 module multicultural curriculum (Family Leadership Institute) that educates immigrants on how to navigate and success in our current academic and professional systems. Author, Consuelo Castillo Kickbusch, comes from an immigrant background and preaches about overcoming barriers of poverty, discrimination, and illiteracy to be an effective leader in today's global marketplace. The curriculum has been successful with immigrant communities because it engages not just individuals but entire families. This curriculum will be offered to participants alongside case management to help them confirm and/or adapt their career goals so that they are guided to more purposeful employment opportunities that align with their interests.

3) Follow-up Services - HWC follows up with participants' regularly throughout the case management process to ensure they are properly supported throughout every step of the career obtainment process (even beyond securing the necessary credentials/licensing). HWC also offers support services and referrals that allow participants to fulfill their action plan goals. These services are modified to fit each participant's expressed needs and include financial literacy education sessions, ESL Classes, and preparation for the TOEFL (Test of English as a Foreign Language) Exam.

Visioning Workshop Findings Alignment

Many immigrants face barriers to obtaining postsecondary credentials and/or licenses with more than 60% of those immigrants facing limited English proficiency, and almost one-third lacking authorization to work (Friedman, 2018). This proposal fills a gap in services for immigrants 1) from the North and South Omaha communities, 2) authorized to work in the state of Nebraska, and 3) experiencing various barriers to employment and/or unemployment due to complex/strict licensing and re-credentialing processes related to their field (from their home country), inability to gain relevant work experience in the U.S., and/or limited English language proficiency (Friedman, 2018). This proposed project directly aligns with the findings from the Visioning Workshop Summary regarding the leveraging of current residents'

	entrepreneurial skills and education to support the promotion of additional economic activity. Research supports that immigrants employed in credentialed and licensed positions provide positive labor-market returns due to increased labor-force participation, higher incomes, and decreased unemployment than their counterparts who lack those credentials/licenses (Batalova and Fix, 2019). However, the initial process of finding information related to the requirements for licensing is difficult for those untrained on how or where to learn that information. Findings across the literature support that detailed information relating to re-credentialing/licensing processes is rarely consolidated in one easily accessible place, therefore, seeking it out can be unclear for immigrants who may have limited English proficiency and/or may be unfamiliar with our systems (Friedman, 2018).
Priorities Alignment	This proposal aligns with and addresses the following strategic priorities outlined within LB1024: (2) The social and economic challenges caused and exacerbated by the COVID-19 public health emergency include high unemployment, wage decreases, increased homelessness, and food insecurity; (3) The impact of the COVID-19 public health emergency and related challenges were disproportionately felt in low-income and minority communities such as North Omaha and South Omaha. HWC prioritizes uplifting BIPOC communities and enhancing the six forms of capital as described by the cultural wealth model: aspirational, navigational, linguistic, familial, resistance, and social. The entirety of our staff are members of the groups we serve (100% immigrants or underrepresented; 95% foreign born; 5% are native born), facilitating the integration of their experiences with our constituents' histories. The organizers establish a consistent presence in the geographic areas of focus, meeting regularly with community, and establish trust critical to performing this type of work with immigrants and underrepresented groups. Program participants are majority BIPOC (63% LatinX; 34% Black/African American; 2% Unknown; 1% White) and of low income background. HWC also involves the voices of these communities. HWC allows members to define issues and solutions that affect them. Curriculum Development is always informed by immigrants and other underrepresented groups. They not only inform programming for their geographic areas by meeting regularly with communities they serve, but they also establish trust critical to performing this type of work with immigrants.
Economic Impact	It is anticipated that the HWC will provide 13 immediate jobs in response to this funding and long-term, connect at least 70% of program participants over the 2-year project period (140 individuals) with employment connected to their previous fields of expertise.
	13
	0
	$15-$20/Hour for interns (10 interns) $60,000 HWC Case Worker (1) $160,000 OLLAS Faculty 160K (1) $80,000 OLLAS Research Fellow (1)
	The HWC will directly provide job opportunities to immigrants with credentials and/or licensing from their home countries seeking to re-credential and/or gain licensing within Nebraska. HWC will hire one case worker, and possibly two after the first couple of years depending on initial demand. This service is a combination of research and delivery of action plans. HWC expects that all necessary research related to the job will be completed by the newly hired position

	(expected to have knowledge and expertise in case management). This may potentially be a full time Research Fellow at the University of Nebraska at Omaha. Case workers will likely lean into intern support for the research of credentialing. The success of the program in terms of job creation exists in the how the HWC operationalizes community development.
Community Benefit	The current proposal will benefit immigrant communities by building their community capital. Participants set goals and outline action plans, 2) become educated on various paths to purposeful employment and community impact alongside the support of a Core Team, 3) identify paths to desired careers through obtaining credentials/licenses, and 4) participate in services that support their action plans in meeting career goals. Skilled immigrants in the North and South Omaha communities who face barriers when seeking re-credentialing and/or licensing while attempting to gain employment will have opportunities to: Improve their English language proficiency Learn about and gain expert guidance on navigating the complex processes for different credential/licensing requirements in Nebraska Receive financial assistance throughout the credential/licensing process in the form of Licensing Fee/Credential Fee/Testing Fee stipends.
	This proposal contributes to community sustainability as it provides immigrant communities with the education and tools needed to identify purposeful and sustaining career paths and helps them outline action plans that will support employment attainment and fulfillment (immediately and long-term). HWC is not just creating competitive wage/salaried jobs for individuals from North and South Omaha but is also investing in programmatic activities that support these community members' long-term self-sufficiency and professional growth to create a more equitable professional landscape here in Omaha.
Best Practices/Innovation	HWC uses various evidence-based, community derived methods and best practices with its Grassroots Community Organizing model as the foundation for all programmatic work. This evidence-based model uses snowball sampling through which current participants identify other community members within their networks. This approach increases the probability of engaging with hidden and marginalized populations. The model identifies community strengths, maps assets, creates task-oriented groups, and develops action plans. HWC uses community organizing principles that are successful in activating community change and follows a cultural wealth model (see attached infographic). These models help HWC sustain trusting relationships with community leaders, build leadership capacity, engage local government and stakeholders, and establish collaborative structures that ensure strategies for change are implemented.
Outcome Measurement	Outcomes to be measured include: Participant Knowledge gained on re-credential and/or licensing processes in Nebraska. Participant credential/license status (did they start the process? Did they get the credential/license? Did they discover another credential/license more suited for their skillsets?) Long term: interviews gained in position/career of interest specific to the credential/license gained; job secured in position/career of interest specific to the credential/license gained.
	In addition to the outcomes stated above, the HWC tracks the number of participants involved in each phase of programming, 1:1 meetings, training sessions, ESL graduates, financial literacy classes, among other data. HWC conducts pre- and post-intervention evaluations with surveys and interviews. Pre-intervention, HWC tracks the various barriers faced by participants in employment and professional

	development. Post-intervention, HWC follows up with participants using interviews, surveys, and staff internal documentation to track participants' progress on goals. With the recently implemented multicultural curriculum under the Family Leadership Institute (https://www.easleadership.com/programs/family-leadership-institute/), HWC will follow its built-in evaluation system so that data collected can contribute to a repository of information and best practices for activating leaders in immigrant communities. HWC will measure progress and avoid any duplication of efforts by using an existing system and comparing HWC participant data to other population datasets documented in the literature. For HWC, at the core of program evaluation and measurement of success is the understanding that success is determined by the communities we serve. We are not here to tell them what community issues they face, what barriers they encounter daily, and most definitely not when or how they have been successful. However, we can track our organization's success in supporting communities in meeting their goals, guiding community-led change, and empowering participants to be leaders and advocates for their communities beyond the involvement of our organization. HWC ensures it's data is anti-racist by taking necessary steps to ensure data collection tools are unbiased, culturally sensitive, and interpretable by all education levels. A best practice implemented by the HWC is to form interview guides and surveys that can be understood with a 4th grade literacy level; however, this has been, and can always be adjusted as the HWC is constantly re-evaluating its audience including language, education level, cultural background, etc. In addition to literacy level, the HWC also ensures that the type of data collected, and the measures used to track success are valid and reliable specific to the group being evaluated. HWC modifies evidence-based tools and evaluation best practices with members of their team who represent the communities they serve. These community experts help the organization refine evaluation methods to account for our communities' primary languages, cultural backgrounds, education levels, lifestyle barriers, and standards of success.
	Collecting data in this manner and streamlining data evaluation with current partners at the University of Nebraska at Omaha and other major partners through the Family Leadership Institute opens the door for HWC to receive funding through these institutions for academic, community-based research and for reimbursement via student internship opportunities. Current HWC funders have major commitments to HWC's educational programming and are looking to help the organization build leadership capacity through these expanded program opportunities.
Partnerships	Yes
	HWC partners with many different organizations that are led by immigrant and underrepresented communities. HWC works with a variety of nonprofit organizations, local employers, churches, businesses, unions, and labor organizations including Canopy South, Immigrant Legal Center, Nebraska Appleseed, and the Nebraska Civic Engagement Table. Within these organizations, grassroots leaders have a seat at the table and are involved with leadership and are at the forefront of leading socio-economic movements. We work with our partner organizations on state policy and advocacy, as well as immigrant rights. Specific to this proposal, planned partnerships include both the Metropolitan Community College and the English as a Second Language at UNO to build pipelines to their English as a second language programs.
	No MOUs have been formalized with target program partners.

Displacement	No
Displacement explanation	
Physical Location	The proposed project will take place in the HWC home office location at 4923 South 24th Street Ste. 101, Omaha, NE 68107.
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	N/A
Property Zoning	No
Is the project connected to utilities?	
	No
	No
Design, Estimating, and Bidding	Yes
	No
	N/A. A capital project and constructions costs are not associated with this proposal.
General Contractor	No
Request Rationale	The HWC operates with funding that is limited to its current programs which do not include the project outlined within this proposal. Over the past couple of years, post-COVID outbreak, HWC has noticed a trend of declining employment situations for immigrants in Omaha. When compounded with outrageous inflation rates and a shifting political climate, immigrants are facing poorer health outcomes. Under new leadership, the HWC has been collaborating with community stakeholders, community members, and other grassroots organizations to brainstorm ways of addressing this employment/income gap negatively affecting immigrant communities. There is an even more significant need to match skilled immigrants with jobs that provide purpose and greater security in the current economy. The HWC is requesting two-year funding to allow for sufficient time to 1) make it through the program pilot period, 2) guarantee that all initial program participants are supported consistently throughout an often-lengthy re-credential/licensing process, and 3) secure additional funders and implement other revenue generating practices that will support the program long-term.
Grant Funds Usage	HWC will use LB1024 funding to support all direct costs associated with the “Immigrant Re-Credential and Licensing Program” for immigrant communities that have previous experience, credentials,

	licenses and/or degrees from their home country that do not transfer to the state of Nebraska. Funding will cover the costs of all positions outlined within the attached project budget in addition to costs associated with credential/licensing/testing fees for program participants. Please see the attached project budget for more detailed information.
Proposal Financial Sustainability	Yes
	Following this initial investment, the program is expected to continue without reliance on individual funders as the HWC is working to leverage current funding to expand partnership and engagement of other financial supporters. The new Executive Director has had a strong initial and ongoing outreach to current funders and supporters, completing over 25 meetings with current, previous, and prospective funders since her onboarding in April. HWC has been prioritizing strengthening of its relationships with funders and transparent communication regarding organizational shifts and plans. HWC has also been following a funder meeting schedule. This is critical as the HWC has undergone a significant amount of growth that dramatically shifted program content and narrative previously shared with funders. HWC has also added more government grant applications to its fund development pipeline, supporting funding diversification. If awarded, these opportunities will help HWC gain visibility, partnerships, resources, and the opportunity to undergo stringent requirements often associated with these types of grants. This will encourage program clarification, stronger evaluation practices, and consistent reporting which will improve the replicable nature of HWC's programs.
Funding Sources	HWC has secured funding to deliver its leadership curriculum, however, no funding has been secured for the positions required to fulfill the case management portion of the credential/licensing program (1 case manager, 1 OLLAS Faculty, 1 OLLAS Research Fellow, and supporting interns). Sherwood Foundation is currently supporting HWC programming with $100,000 for 2022-2023 which covers the cost of the leadership curriculum. Sherwood Foundation has been a consistent funder of the HWC for over 5 years now. Other pending applications are to: Mutual of Omaha - $10,000 First National Bank of Omaha - $35,000 James C. Semerad Foundation - $10,000 Mammel Foundation - $25,000
	Mutual of Omaha - $10,000 (expected decision date by end of November in 2022) First National Bank of Omaha - $35,000 (expected decision date by end of October 2022) James C. Semerad Foundation - $10,000 (expected decision date by end of October 2022) Mammel Foundation - $25,000 (expected decision date in November 2022)
	The proposal cannot continue without the funds to hire essential personnel (an HWC program case manager, OLLAS Faculty, and OLLAS Research Fellow) and without funds to cover participant credential/license fees and testing expenses $415,000 total needed for year 1 $427,450 total needed for year 2
Scalability	The project is scalable and can be completed in smaller components.
	The project is scalable and can be completed without hiring student interns and without full funding for credential/licensure fees. HWC can modify fee reimbursements to provide lighter support in that area. The program still offers significant value to immigrants seeking information about how to become licensed and or re-credential within the state of Nebraska.

Financial Commitment	The HWC only has funding secured from the Sherwood Foundation ($100,000) as outlined above.
ARPA Compliance Acknowledgment	☑
ARPA Reporting and Monitoring Process Acknowledgme	☑
LB1024 Funding Sources Acknowledgment	☑
Public Information	☑
File Uploads	Organizational Chart Proposal Budget/Sources and Uses

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: APR 21 2010

HEARTLAND WORKERS CENTER
C/O SERGIO SOSA
4821 S 24TH ST
OMAHA, NE 68107

Employer Identification Number:
27-1709471
DLN:
17053054346010
Contact Person:
GARY MUTHERT ID# 31518
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990 Required:
Yes
Effective Date of Exemption:
January 23, 2009
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

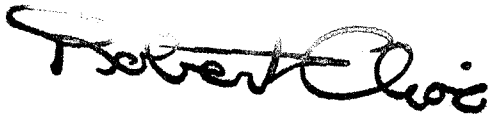
Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

HEARTLAND WORKERS CENTER

We have sent a copy of this letter to your representative as indicated in your power of attorney.

Sincerely,



Robert Choi
Director, Exempt Organizations
Rulings and Agreements

Enclosure: Publication 4221-PC

Heartland Workers Center
2022 Board of Directors

Name	Employment	Business Address	Home Address	Phone Number	Email
Jamie Gutierrez, Board President	CEO and Owner, Midwest Maintenance Companies, Inc.	2901 Q St, Omaha, NE 68107	107 Bellevue Blvd. N Bellevue, NE. 68005	402.250.4611	Jgutierrez@midwestinc.net
Maria Vazquez, Ph.D., Board Vice President	Vice President for Student Affairs, Metropolitan Community College	1234 E. Hartman Omaha, NE 68110	1502 Jones Street, #209, Omaha, NE 68102	402.616.4325	mvazquez@mccneb.edu
Daniel A. Padilla, Treasurer	Executive Director, Lending Link	4706 S 24th St., Omaha NE 68107	311 S 51st St., Omaha NE 68132	531.329.7024	dpadilla@lendinglinkomaha.org
Rosenda Ovalle, Spring 2022	Owner, Sherman Executive Consulting; COO, Whispering Roots	4104 South 90th Street, Omaha, NE. 68127	15446 Farnam Circle Omaha, NE. 68154	402.305.2236	dulce_sherman@yahoo.com
Lucia Marquez, Spring 2022	Board Advisory	To be collected	To be collected	To be collected	To be collected
Christian Espinosa Torres, Spring 2022	Small and Emerging Small Business Program. City of Omaha Human Rights and Relations Department	To be collected	To be collected	To be collected	To be collected
Roger Garcia, Spring 2022	Vice President of Family & Community Engagement Nebraska Children and Families Foundation	To be collected	To be collected	To be collected	To be collected

There shall be eleven (11) seats on the Board of Directors. The number of seats may be increased or decreased by amendment of these bylaws, except the number of Directors should never be fewer than three (3). Each Director shall hold office for a term of three (3) years or until his/her successors shall have been elected or qualified, provided, however that as designated by the board...Directors may be elected or re-elected to successive terms.

Heartland Workers Center				
LB1024 Project Budget				
	Year 1	**Year 2**	**Total**	
INCOME				
Sherwood Foundation	$ 100,000	$ 100,000	$ 200,000.00	
LB1024	$ 687,475	711099	$ 1,398,574.00	
Total Income	**$ 787,475**	**$ 811,099**	**$ 1,598,574**	
EXPENSES			$ -	
Leadership Curriculum	$ 2,000	$ 2,060.00	$ 4,060.00	
HWC Case worker	$ 60,000	$ 61,800.00	$ 121,800.00	full time position to be hired
HWC Community Organizers	$58,475	$ 60,229.25	$ 118,704.25	North and South Omaha Organizers
Student Interns	$ 160,000	$ 164,800.00	$ 324,800.00	10 part time positions to be hired at $15-$20/hour
OLLAS Faculty	$ 160,000	$ 164,800.00	$ 324,800.00	
OLLAS Research Fellow	$ 80,000	$ 82,400.00	$ 162,400.00	Office of Latino/Latin American Studies
Licensing Fees/Credential Fees	$ 75,000	$ 77,250.00	$ 152,250.00	avg. $750/person; 200 participants
TOEFL Exam Fees	$ 40,000	$ 41,200.00	$ 81,200.00	avg. $400/person; 200 participants
Document Translation Fees	$ 2,000	$ 2,060.00	$ 4,060.00	$20/person; 200 participants
Marketing w/ E-Creative	$ 150,000	$ 154,500.00	$ 304,500.00	
Total Expenses	**$ 787,475**	**$ 811,099**	**$ 1,598,574.25**	
Net Income	**$ -**	**$ (0)**	**$ (0)**	
	$ 687,475			

Grant Application

Row 353

Organization Name (if applicable)	Quality Well-Being Conglomerate (QWC) Foundation
Physical Address	4964 Curtis Avenue Omaha, NE 68104
Mailing Address	
Website	n/a
Social Media Accounts	n/a
Name	Quality Well-Being Conglomerate (QWC) Foundation Attn. DeValon Whitcomb
Title	President/ CEO/ Executive Director
Email Address	devalon.whitcomb@coyotes.usd.edu
Phone	+1 (402) 800-8910
Team	Yes
	TBD
Organizational Chart	TBD
Other Completed Projects and/or Accomplishments	The organization does not have any other projects. But, this has been a project that has been worked on since 2018 along with the new founding of the foundation which was this year. The vision has been dedicated to paper and thoroughly thought out so that something of this stature would be confidently explained and submitted to those who could assist in being a great help to achieving the final big picture. As a new organization we have over 5-10 years of knowledge and experience in our respectful fields. With our combined backgrounds sharing all one interest we feel as if we are best fit to oversee the job and conduct a hiring process of a trustworthy team to get the project done and also carry out its specifications and use that is described within this proposal.
Proposal Title	Quality Well-Being Conglomerate (QWC) Foundation Sports Complex
Total Budget ($)	$150,000,000.00
LB1024 Grant Funding Request ($)	$150,000,000.00
Proposal Type	Combination of capital project and service/program

Brief Proposal Summary	In the area of North and/ or Northeast Omaha there is space for an all indoor training/ competition facility that serves as a community center as well. The facility will be about 8-10 acres that is feasible for a facility that is 340k Sq. ft. The timeline of this project would take about two- three years to reach full completion.
Timeline	This project will take 2-3 years. Based off of a facility that has been built in Vermillion, SD.
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	By having a facility that houses all of these needs, this allows more of an obtainable approach to the resources that are available in this facility. With grant money, the services could be offered at a more cost friendly rate towards our communities since they are areas of low income.
Visioning Workshop Findings Alignment	TBD
Priorities Alignment	North Omaha does not currently have a sports complex or facilities that does not have affiliation with school and churches. In order to drive economic development, the Quality Well-Being Conglomerate will build a new facility for the community to house multiple events. Sports events for community youth will bring a high volume of foot traffic to North Omaha. LB 1024 aims to bring relief to underutilized areas post-covid. Quality Well-Being Conglomerate will bring a diverse approach to solving problems in our community.
Economic Impact	To Be Determined based on funding and size of the facility. We are passionately committed to offering high wages to our staff.

	Quality Well-Being Conglomerate will create a large number of jobs. We will need referees, coaches, security staff, maintenance staff, etc We expect 50 jobs at a minimum.
	50+ - depending on funding and size.
	Quality Well-Being Conglomerate will provide wage diversity based on the needs of the job. We expect entry level, mid level, and chief level roles to serve this project.
	Quality Well-Being Conglomerate is open to collaboration with other businesses and contractors seeking to solve a similar need in the North Omaha
Community Benefit	Sports are known to be one of the most successful events to bridge polarized community. Sports and victory transcends the unspoken boundaries in a city. It is also known that impoverished communities produce a resilient talent with extreme grit. Similar to New Port News, Virginia produced Michael Vick and Allen Iverson. Quality Well-Being Conglomerate Sports Complex will diversify the foot traffic in our community, create jobs, and improve the visual appeal in the local neighborhood
	Quality Well-Being Conglomerate is focused on driving economic development in North Omaha. We will use sports gatherings to generate foot traffic and and revenue in North Omaha.
Best Practices/Innovation	Research and exploration is an ongoing process to remain cutting edge. We are currently completing market research for our comparable and competition.
Outcome Measurement	Job Creation, Event Entry/ Foot Traffic, Event Revenue, Facilities Management, Community Improvement/ Survey Data, Month over Month Revenue
	Our President and Founder will manage this data by our financial tracking.
	Yes, this is a multi-layered project over the course 10-25 years.
Partnerships	Yes
	Wrestling club, Omaha north High school, Youth Sports Programs, Starlings volleyball club, AAU Basketball teams, Track and Field organizations, Community Projects.
	Pending
Displacement	No
Displacement explanation	
Physical Location	North and/ or Northeast Omaha
Qualified Census	Within one or more QCTs

Tract	
Additional Location Documents	TBD
Property Zoning	No
Is the project connected to utilities?	
	Yes
	No
Design, Estimating, and Bidding	No
	No
	By using another facility as a reference.
General Contractor	No
Request Rationale	Files will be attached later. Numbers were followed after a D1 Indoor sports facility.
Grant Funds Usage	It will be for program/ project development (Construction to completion) and the furnishing of the facility.
Proposal Financial Sustainability	No
	More Nonprofit funding will support ongoing management.
Funding Sources	Pending
	TBD
	Yes.
Scalability	Yes
	TBD
Financial Commitment	TBD
ARPA Compliance Acknowledgment	☑
ARPA Reporting and Monitoring Process Acknowledgme	☑

LB1024 Funding Sources Acknowledgment	☑
Public Information	☑
File Uploads	

Grant Application

Row 354

Organization Name (if applicable)	Wake Up To Wellness Today / Esther Easter's Treats
Physical Address	
Mailing Address	3105 Lone Tree RD, Bellevue NR 68123
Website	WUTWT.COM
Social Media Accounts	
Name	Esther Easter
Title	Owner
Email Address	EstherEaster@eets.store
Phone	+1 (256) 975-8014
Team	Yes
Organizational Chart	Esther Easter - Owner focus on long term aspects of running business & product development Shelia Cooper, Senior Food Science Engineer - Organization current Operations and product development
Other Completed Projects and/or Accomplishments	In 1995 after hearing the doctor say you have a chronic illness which there is no known cure and we don't know what causes it, Esther Easter set out on a journey which has brought her here. Esther began studying her body looking into functional ways to bring balance back using the mental, physical, spiritual, and nutritional. She is Certified Gut Practitioner, Health Coach, Certificate in Plant Base Nutrition, Savory & Pastry Chef, with over 35 years in the industry. 10 years are working in high school and university all vegetarian plant base facility. Her approach is Holistic Bio-Identity utilizing FUNctional Wellness marrying the mental, physical, spiritual and nutritional to bring back the balance in the body. Working as a pastry chef Ms. Easter developed an intolerance to gluten. Under the Wake Up To Wellness Today banner, Esther has developed a line of Gluten free products under Esther Easter’s Treats. She has acquired a distributor for her product asking, “when can we get them to market.” Ms. Easter has had the privilege to prepare receptions and dinners for Al Scharpton, Adam Clayton Powell IV, Magic Johnson Family, CeCe Winans, Babbie Mason, Marvin Sapp, Smokie Norful, Tamela Mann and Judge Mathis. Looking outside of herself, Ms. Easter has lead support groups, became certified teaching classes and individuals how to manage chronic illness, spoke at corporate brown bag lunches, medical conventions and sat on panels concerning chronic illness. The desire is to help individuals and families develop a

	healthy lifestyle through classes and hands on education. In addition, providing jobs through the manufacturing of EETS in North Omaha. One of Ms. Easter slogans “One Way Journey, No U-Turns!” Finalist in Dessert computation Pastry Art & Design 2007. Finalist Neiman Marcus Chicago Chocolate Computation 2008.
Proposal Title	One Way Journey! No U-Turns
Total Budget ($)	$7,500,000.00
LB1024 Grant Funding Request ($)	$7,500,000.00
Proposal Type	I do not know
Brief Proposal Summary	Building or refurbishing existing building which will allow for expansion Building will house kitchen, storage, and packaging goods. classroom for education community and team as we continue developing new products. Provide jobs long term stability for community and developmental growth through education on the four quadrents of health outlined above.
Timeline	+60 days after awarded grant building will be purchased. . +90 days Plans and cost of good will be drawn up. Equipment will be purchase athis time +120 - 180 days remodeling begun on building total project can be completed within 360 days from receiving funds
Percentage completed by July 2025	1%
Funding Goals	Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha)
Community Needs	Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	Provide sustainability through creation of jobs from bakery and education through different classes offered on health and wellness
Visioning Workshop Findings Alignment	will build infrastructure that will be self containing through us of some natural resources, solar power Class and information will be suited for thr diversity of North Omaha from health practices to food.
Priorities Alignment	It encompass LB1024"s .through diversity, health initiatives, food, economics stability for individuals living in community.
Economic Impact	Baker 1 $20 Hour, Senior Baker $25 Hour both Permanent Utility Worker Temp $18 Hour Permanent $22 Hour

	Start with 10 which iwill double within six months
	5 which will double in one year
Community Benefit	
Best Practices/Innovation	
Outcome Measurement	
Partnerships	
Displacement	
Displacement explanation	
Physical Location	
Qualified Census Tract	
Additional Location Documents	
Property Zoning	
Is the project connected to utilities?	
Design, Estimating, and Bidding	
General Contractor	
Request Rationale	

Grant Funds Usage	Building, equipment, inventory, wages, furniture, office equipment, uniforms, smallwares
Proposal Financial Sustainability	
Funding Sources	1% my own funds
Scalability	
Financial Commitment	Comminted 100% to this
ARPA Compliance Acknowledgment	☑
ARPA Reporting and Monitoring Process Acknowledgme	☑
LB1024 Funding Sources Acknowledgment	☑
Public Information	☑
File Uploads	

Grant Application

Row 355

Organization Name (if applicable)	Media King Communications Inc.
Physical Address	2314 1/2 N 24th St. FL. #2
Mailing Address	
Website	www.mediakingcommunications.com
Social Media Accounts	https://www.facebook.com/mediakingcommunications
Name	William King
Title	CEO
Email Address	william@mediakingcommunications.com
Phone	+1 (402) 714-6482
Team	Yes
	William King, CEO Belinda Hooks, Business Development Lee Terry, Communication Law
Organizational Chart	Check Uploads
Other Completed Projects and/or Accomplishments	We have managed one previous federal grant from the Cares Act 2. This was administered by the Nebraska Governor Pete Ricketts's Department of Economic Development Office in 2020, for the Broadband Infrastructure deployment in rural Macy, Nebraska. Moreover, our Board of Directors and CEO William King, were mutually responsible in developing, managing, and implementing $115,000 in federal grant funds as well as the reporting of financials to the State of Nebraska Economic Development Office.
Proposal Title	Omaha Urban Broadband
Total Budget ($)	$20,176,306.00
LB1024 Grant Funding Request ($)	$20,176,306.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	Our mission is to deploy fiber, wireless internet, and CBRS LTE technologies on (8) towers in North, South and West Omaha, to decrease the digital divide by connecting the unconnected. Media King Communication's goal is to provide free affordable

	high-speed broadband internet access in QCT's, to unserved and underserved Nebraskans who have been directly impacted by COVID-19. Furthermore, to build computer labs in all (11) OHA towers; to develop and implement digital literacy programming to those in qualified census tracks, North, South, & West Omaha.
Timeline	Our fiber, wireless internet, and CBRS LTE hardware equipment installations will take approximately 30-45 days per tower site. We will be installing (8) towers, with approximate completion in May 2024. Furthermore, the software installation, syncing BN systems, and CPE testing of the network wireless systems will take 15-30 days.
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	This system will provide fast reliable internet to students that will improve education, decrease the digital divide, and give small businesses the ability to increase their revenues. Moreover, it will also create/enhance housing, education, enabled connectivity through driving apps, urban green space developments, finances, broadband, remote working, and telehealth access opportunities. Moreover, regarding the safety of the community, "The Emergency Alert System (EAS), is a national public warning system that requires Radio, and wireline operators to provide the President with the capability to address the American people within 10 minutes during a national emergency.
Visioning Workshop Findings Alignment	The funds will be used to provide financial assistance to deploy broadband infrastructure, and internet services in our qualified census tracks in North, South, & West Omaha where insufficient Infrastructure exists. Our internet network will increase educational, business commerce, remote work, and telehealth access tools to leverage community resources. Our fiber, wireless internet, and CBRS LTE technologies launched

	last Spring will provide customers that qualify for the Affordable Connectivity Program (ACP); will have access to a $30 dollar subsidies per home discount for internet. This meets the needed development that fits within the cultural context because we can offer free affordable broadband.
Priorities Alignment	Our internet infrastructure will address every need in Qualified Census Tracts: 1. We're located in QCT #11 at 2314 1/2 N 24th St. 68110 2. Our fiber, wireless internet and CBRS LTE technologies broadband services will be in all QCT's. 3. Student Population (K-12 & College): This group has benefited from today's technologies the most. While many students have access to computers within the school system, research has shown that less than 11% of individuals who live in specific zip codes in North & South Omaha have the means to use Wi-Fi or other technology applications within their home. 4. The Workforce: This group has at its hands more disposable income, without a lot of time on their hands. The use of immediate information is critical and necessary for this group to have hands on work information. 5. Entrepreneurs/Business Owners: Research has shown that the use of technology for any business can improve their sales, brand awareness and ability to do business from anywhere in the world. 6. QCT's residents who quality for HUD, FCC Lifeline, USF, and Emergency Broadband subsidies will receive a $30 dollar discount on internet services per. household. 7. Increase Economic Development Opportunities. 8. Digital Literacy and Public Access. 9. Free Affordability Broadband Availability.
Economic Impact	Permanent Jobs
	10-20 new permanent ISP employees
	7 Temporary Construction Jobs
	Salary wages starting between 30K-100K per person.
	Impacted communities or households are those hindered in their ability to respond to the challenges of COVID-19 due to a lack of broadband (as defined by the Federal Communications Commission [FCC] standard of 25/3 Mbps download/upload speeds), thus impacting the ability to work from home, participate in online learning and/or access to healthcare via Telehealth. So, when we build this internet system, it will provide immediate jobs and ongoing opportunities for businesses, educators, healthcare, contractors, or other workforce members.
Community Benefit	Community members living in qualified census tracks in North, South in West Omaha will now have the option of obtaining free to affordable broadband. This access will generate educational, small business growth, economic development, digital literacy, and public access opportunities for Omaha neighborhoods, as well as; Omaha Housing Authority residents and low-income community members who quality for HUD, FCC Lifeline, Universal Service Fund and Emergency Broadband Subsidies, will receive a $30 dollar discount for internet services. Enhanced broadband infrastructure is an important tool for enabling Omaha to address the challenges resulting from this public health crisis.
	Broadband access is the equalizer regarding education,

	business, health, environment, transportation, and the new “Natural Resource”. Once installed those in QCT’s quality of life will immediately improve due to deploy of internet access.
Best Practices/Innovation	• Our new concept CBRS LTE technology broadband services “Tarana Wireless, Inc. is the industry’s performance leader and new category creator in NGFW (next generation fixed wireless access), powered by several well-proven breakthroughs in perfect, multidimensional optimization of radio signals. Our G1 access platform overcomes previously insurmountable network economic challenges for service providers in every market. Tarana’s next G1 releases will take two new directions. First is operation in the 6 GHz unlicensed channels being opened in the US, Canada, and soon other countries around the world. Secondly, is the introduction of G1x2 mode, a software update that doubles the current 80MHz bandwidth of the G1 platform to 160MHz, organized as four independent 40MHz carriers — in either 5 or 6 GHz or both — to deliver up to 1.6 Gbps in aggregate for each G1 link. The Tarana team showed compelling demonstrations of G1x2 mode at its Digital Multiply launch event held today. Operation in G1x2 mode will also be an option available for current shipping of 5 GHz G1 BNs and RNs, with accommodations required for the new rate/reach metrics involved. Also, we will deploy Samsung CBRS LTE network radios and other wireless equipment installations to connect the unconnected.
Outcome Measurement	Our free and paid internet subscriber enrollment levels are the best way to indicate that our system is being used for schools, healthcare facilities, transportation, remote work, or small business usages. These usage tools would indicate if we have increased broadband access and/or usage for those citizens in QCT’s.
	Those outcomes will be measured by our paid subscribers, customer satisfaction evaluations, and social media subscribers will; be measured by our sales team.
	Yes, the more paid internet subscribers we have as clients, the more residual monthly income we receive every month per household.
Partnerships	Yes
	Last Mile Network: CBRS Wireless Deployment Agreement OPPD: Pole Attachment Agreement Omaha Housing Authority: Rooftop Lease Agreement Great Plains Communications: Fiber Deployment Agreement Omaha Community Broadcasting: Infrastructure Design & Community Relations Agreement Stable Gray: Web Development Internet Digital Marketing Black Men United: Digital Literacy
	I have formal agreements with all organizations noted above.
Displacement	No
Displacement explanation	
Physical Location	2314 1/2 N 24th St. Omaha, Ne. 68110

Qualified Census Tract	Within one or more QCTs
Additional Location Documents	Check Uploads
Property Zoning	No
Is the project connected to utilities?	
	Yes
	No
Design, Estimating, and Bidding	Yes
	Yes
General Contractor	Yes
	No
Request Rationale	1. To respond to the COVID-19 public health emergency or its negative impacts 2. Building of Media King tower sites, software systems, hardware equipment, transmitter sites, and cellular broadcast services. 3. Increasing our staff from 1 person to 20 people in year one and increase staff year by year based on subscriptions and usage levels.
Grant Funds Usage	Grant Funds Usage is for the deployment of MKC Fiber, Wireless Internet, and CBRS LTE technologies. In response to the COVID-19 public health emergency and its negative impacts in QCT's. Our main function is the safety of the Omaha people in all QCT's. Also, MKC is a part of the COVID-19 "Essential Critical Infrastructure" National Security Emergency Alert System and Wireless Emergency Alert (WEA) system delivers critical warnings and information out to the public on broadcast radio and their wireless devices. Participation by wireless providers is voluntary, but those that offer the service must adhere to the technical and operational requirements established by the FCC. Authorized public safety officials send the alerts through FEMA's Integrated Public Alert and Warning System (IPAWS) to wireless providers, which then push the alerts from cell towers to mobile devices in the affected area.
Proposal Financial Sustainability	Yes
	Our Board of Directors monitors all funding and will have oversight of these potential funds. We have policies and procedures administrators, that have check and balances at all levels of our nonprofit. These funds will be administered by our Board of Directors with the guidance of our law and accounting firms. Currently, we plan on using two different banking

	institutions and banking accounts to administer theses grant dollars to guarantee the separation of grant funding dollars.
Funding Sources	NONE
	NO
	NONE
Scalability	YES, we can scale down to half the tower sites installed, and staff members hired.
Financial Commitment	Media King Communication Inc. will launch an Equity Crowdfunding Campaign to offer stock to local community members to create local ownership in this new revolutionary Internet company. This platform allows anyone to invest in innovative projects and companies, regardless of wealth or social status, and gives people access to investments that align with their values and create long term impact through the development of public infrastructure. Moreover, the Board and I are personally committed financially to ensure success of this project.
ARPA Compliance Acknowledgment	☑
ARPA Reporting and Monitoring Process Acknowledgme	☑
LB1024 Funding Sources Acknowledgment	☑
Public Information	☑
File Uploads	Additional Location Documents (see application for list) Data table of uses (breakdown of how the requested funds will be used for your proposal) Organizational Chart Proposal Budget/Sources and Uses

Media King Proposal Budget

TARANA CBRS DEPLOYMENT	**$863,973.75**		
CPI TRAINING	**$640.93**		
Amdoc LTE 5G Deployment	**$3,411,692.00**		
20 Staff Members	**$900,000.00**		
Buy a Building	**$15000000.00**		
	$20176306.68		

Radio Stations & Internet Service Providers are Essential to Covid-19 Alerts

cisa.gov

Federal Communications Commission

Home / Public Safety / Policy and Licensing Division /

The Emergency Alert System (EAS)

Policy and Licensing Division

- 911 Services
- Emergency Alert System
- Wireless Emergency Alerts
- Communications Assistance for Law Enforcement Act
- RPC Directories
- Public Safety Spectrum

The Emergency Alert System (EAS) is a national public warning system commonly used by state and local authorities to deliver important emergency information, such as weather and AMBER alerts, to affected communities. EAS participants – radio and television broadcasters, cable systems, satellite radio and television providers, and wireline video providers – deliver local alerts on a voluntary basis, but they are required to provide the capability for the President to address the public during a national emergency.

The Federal Emergency Management Agency (FEMA), the FCC, and the National Oceanic and Atmospheric Administration's National Weather Service (NWS) work collaboratively to maintain the EAS and Wireless Emergency Alerts, which are the two main components of the national public warning system and enable authorities at all levels of government to send urgent emergency information to the public.

FEMA is responsible for any national-level activation, tests, and exercises of the EAS.

The FCC's role includes establishing technical standards for EAS participants, procedures for EAS participants to follow in the event the system is activated, and testing protocols for EAS participants.

Alerts are created by authorized federal, state, and local authorities. The FCC does not create or transmit EAS alerts.

The majority of EAS alerts originate from the National Weather Service in response to severe weather events, but an increasing number of state, local, territorial, and tribal authorities also send alerts. In addition, the NOAA Weather Radio All Hazards network, the only federally-sponsored radio transmission of warning information to the public, is part of the EAS.

Emergency Alert System

The Emergency Alert System (EAS) is a national public warning system that requires radio and TV broadcasters, cable TV, wireless cable systems, satellite and wireline operators to provide the President with capability to address the American people within 10 minutes during a national emergency.

Broadcast, cable, and satellite operators are the stewards of this important public service in close partnership with state, local, tribal, and territorial authorities.

FEMA, in partnership with the Federal Communications Commission and National Oceanic and Atmospheric Administration, is responsible for implementing, maintaining and operating the EAS at the federal level.

Emergency Alert System Details

- Messages can interrupt radio and television to broadcast emergency alert information.
- Messages cover a large geographic footprint. Emergency message audio/text may be repeated twice, but EAS activation interrupts programming only once, then regular programming continues.
- Messages can support full message text for screen crawl/display, audio attachments in mp3 format, and additional languages.
- It is important for authorities who send EAS messages to have a relationship with their broadcasters to understand what will be aired via radio, TV and cable based on their policies. Policies vary from station to station.

Quote

Date	Estimate #
9/22/2022	QT95372

CTIconnect, LLC
2001 Broadway
6th Floor
Riviera Beach FL 33404
United States

Ask about our financing options

Bill To	Ship To
Media King Communications 2314 1/2 N 24th Street Omaha NE 68110 United States	Media King Communications 2314 1/2 N 24th Street Omaha NE 68110 United States

Expires	Exp. Close	Shipping Met...	Shipping Tax ...	Shipping Tax ...
9/22/2023	9/22/2022	UPS Ground	NE_OMAHA	7

Item #	Description	QTY.	Rate	Amount
35-0141-001	3.55-3.70Ghz Base Node (BN) FCC/CBRS	4	13,374.90	53,499.60
34-0028-001	Pole Mounting Kit 64-114mm (2.5-4.5in) Pole Diameter	4	149.10	596.40
APX-SFP-IND-10G	Apex9 10GBASE-LR SFP+ Industrial Transceiver Single Mode 1310nm 10km	8	85.00	680.00
APX-PWRSUP-480-54	Apex9 AC-DC Converter 480W 54v Power Supply Wire Leads IP66	4	189.00	756.00
1101-1110-KT	DC DEFENDER WITH BRACKET	8	313.35	2,506.80
APX-PWRCBL-12-2C-S...	Apex9 DC Power Cable 12AWG 2 Conductor Shielded 1000ft	1	1,376.00	1,376.00
33-0007-005	5m Outdoor Shielded Cat5e Ethernet Cable with Harting Push-Pull Connector	1	46.90	46.90
33-0004-005	5m Outdoor Shielded Power Cable w/ Harting Push-Pull Connector	4	25.90	103.60
33-0022-100	100m Outdoor Single Mode Fiber Optic Cable w/ Harting SFP to LC	4	371.70	1,486.80
35-0142-001	3.55-3.70 GHz Residential Node (RN), FCC/CBRS	1,000	622.30	622,300.00
25-0015-001	G1 BW License Upgrade - Perpetual license - DL Throughput ZERO to 50Mbps	1,000	0.00	0.00
34-0027-001	Mounting Kit	1,000	8.00	8,000.00

CTIconnect

Quote

Date	Estimate #
9/22/2022	QT95372

CTIconnect, LLC
2001 Broadway
6th Floor
Riviera Beach FL 33404
United States

Item #	Description	QTY.	Rate	Amount
44-0017-001	PoE Injector	1,000	16.00	16,000.00
50-0012-001	Power Cord - US	1,000	5.00	5,000.00
APX-SP-RJ45E-48V	Apex9 Ethernet Surge Protector, 48V- IP 65	1,000	28.00	28,000.00
APX9-CAT5-2029	Apex9 Premium Dry Gel Shielded Category 5e Cable 4 Pair, 24 AWG Solid Bare Copper Conductors, UV Resistant PE Jacket/Outdoor 1000ft Black Pull Box	100	199.00	19,900.00
25-0056-001	SMS One Year Access	1,000	47.20	47,200.00
25-0057-001	SMS Three Year Access	0	129.60	0.00
25-0058-001	SMS Five Year Access	0	200.80	0.00
25-0019-001	G1 BW License Upgrade - 1 year subscription - DL Throughput from 50 Mbps to 100 Mbps	0	20.80	0.00
25-0020-001	G1 BW License Upgrade - 1 year subscription - DL Throughput from 50 Mbps to 200 Mbps	0	40.00	0.00
25-0021-001	G1 BW License Upgrade - 1 year subscription - DL Throughput from 50 Mbps to Uncapped	0	60.80	0.00
25-0049-001	G1 BW License Upgrade - Pepetual license - DL Throughput from 50 Mbps to 100 Mbps	0	111.20	0.00
25-0050-001	G1 BW License Upgrade - Pepetual license - DL Throughput from 50 Mbps to 200 Mbps	0	223.20	0.00
25-0051-001	G1 BW License Upgrade - Pepetual license - DL Throughput from 50 Mbps to Uncapped	0	335.20	0.00

Quote

Date	Estimate #
9/22/2022	QT95372

CTIconnect, LLC
2001 Broadway
6th Floor
Riviera Beach FL 33404
United States

Item #	Description	QTY.	Rate	Amount

ConVergence Technologies, Inc. 2001 Broadway, Suite 600, Riviera Beach FL 33404
United States Finance charges at a rate of 1.5% per month will be assessed on all unpaid invoice balances beginning 31 days after invoice date. **SIGN HERE:_____

Subtotal	807,452.10
Shipping Cost (UPS Ground)	0.00
Tax Total	56,521.65
Total	$863,973.75

QT95372

Amdocs' Response to Private LTE Equipment and Services by Media king Communications

September 2022

Technical Proposal

amdocs | make it amazing

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1 Amdocs Overview

1.1 Amdocs Corporate Overview

Amdocs is a leading software and services provider to Telecommunications and media companies of all sizes, accelerating the industry's dynamic and continuous digital transformation. With a rich set of innovative solutions, long-term business relationships with 350 communications and media providers, and technology and distribution ties to 600 content creators, Amdocs delivers business improvements to drive growth. Amdocs and its 25,000 employees serve customers in over 85 countries.

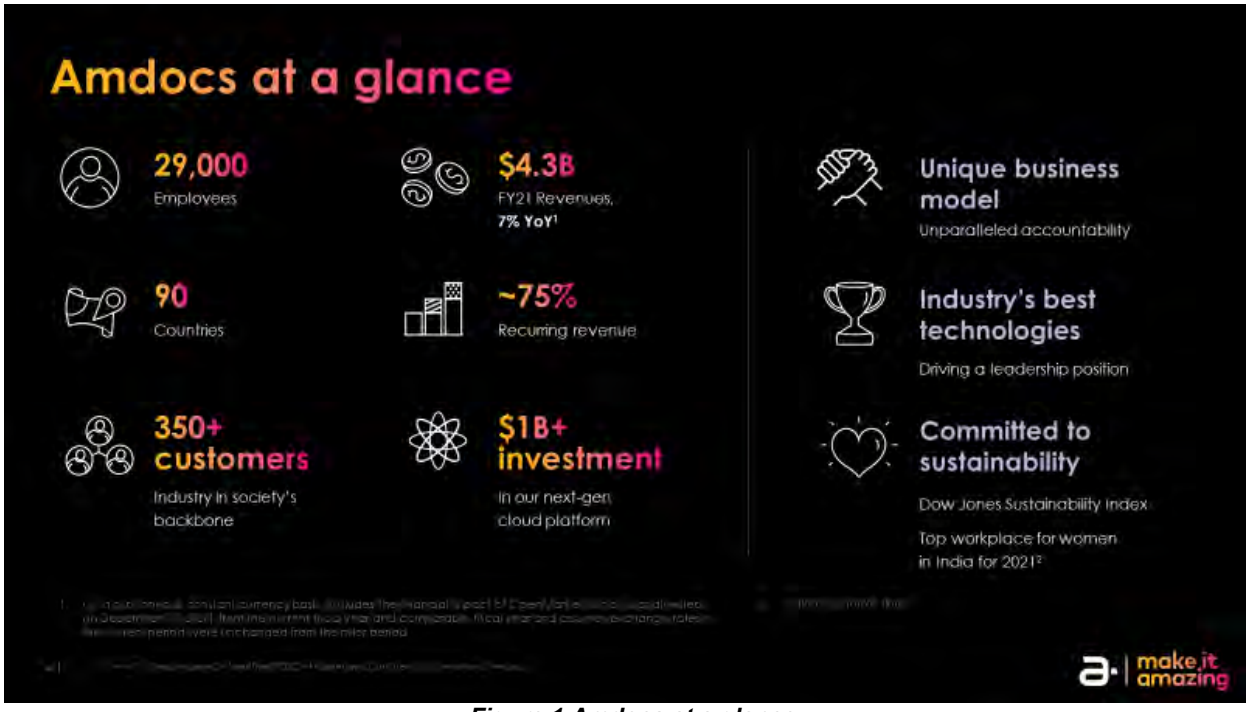

Figure 1 Amdocs at a glance

Amdocs is the trusted network partner to Tier-1 mobile service providers (SPs) worldwide. We offer proven and scalable solutions, powered by advanced expertise and equipment independent software and services to help manage Network Performance, customers' network experience, enhance operational efficiency and increase network return on investment (ROI).

To support our customers, we have offices in over 30 countries on six continents, and development centres in Brazil, Canada, Cyprus, India, Ireland, Israel and the United States. We operate outsourcing centres in Australia, Canada, India and the United States. We offer a feature-rich support package that includes an extensive range of essential support services to meet the requirements of business-critical applications.

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Business-critical situations (Severity 1) in production are handled 24x7 with a process allowing our customers to monitor the progress of the end-to-end case flows. All other situations are handled according to agreed customer-specific SLAs. Amdocs' staff is experienced and certified in handling end-to-end customer operations globally, working with cutting edge technologies and platforms, including various virtualized platforms. We are well-versed in LTE/5G technologies, equipped for diagnosing and isolating issues to facilitate quick restoration in all wireless network in a multi-vendor environment.

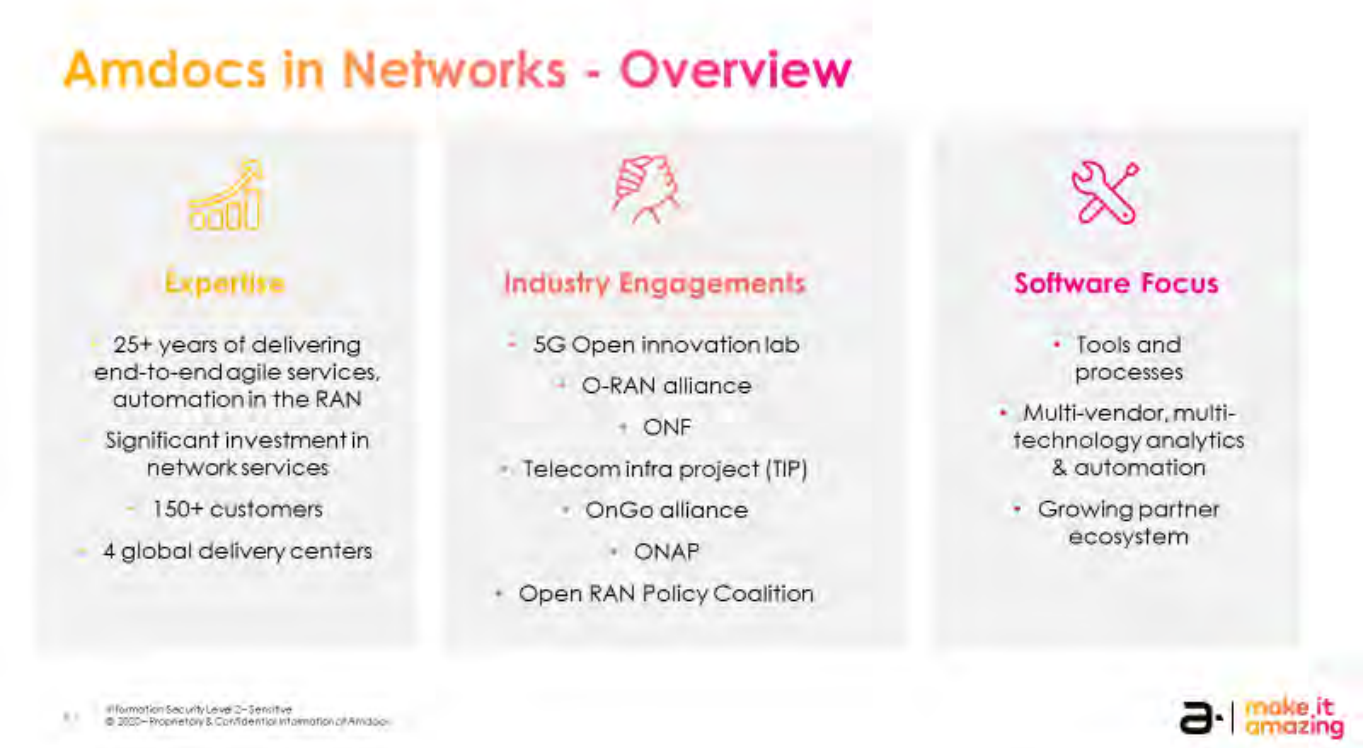

Figure 2 Amdocs in Networks – Overview

1.2 Amdocs Services Portfolio

Amdocs Open Network organization brings over 25 years of Network Experience Management and Service Assurance (RAN Network Provisioning, Optimization, Operations (Triage), E2E rollout, Analytics and Managed Services) experience, collectively covering over 10 million cells optimized across various technologies.

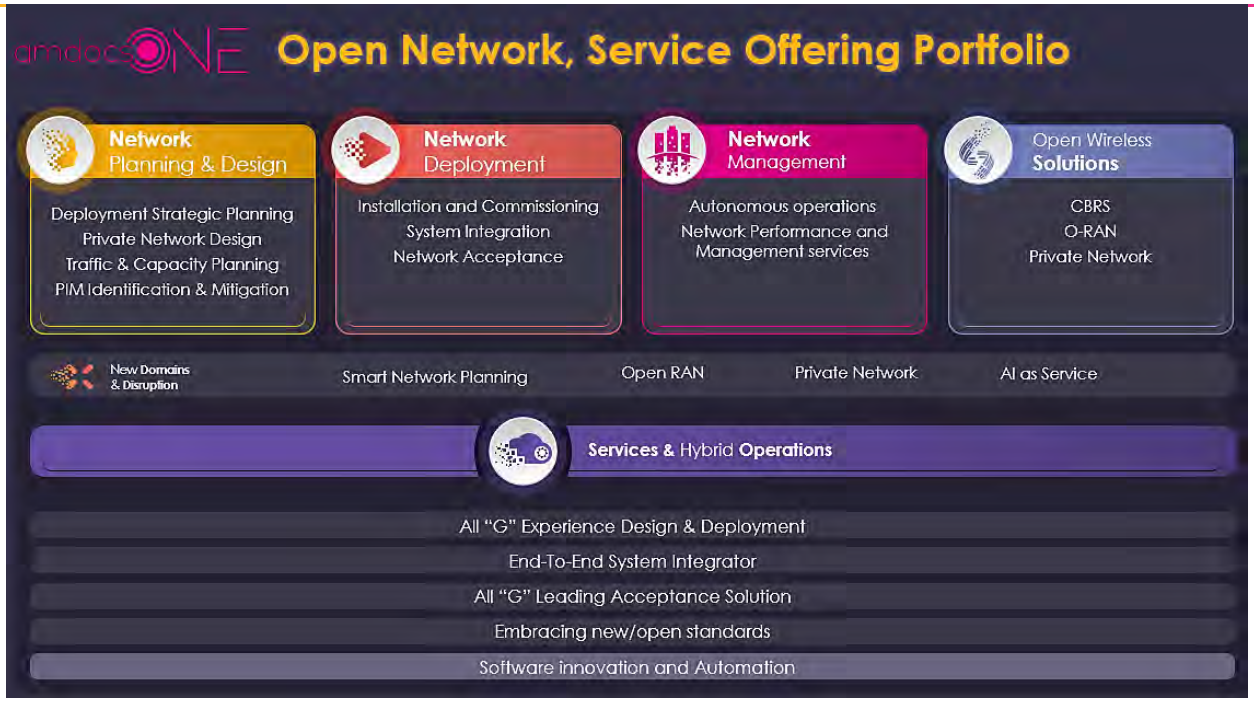

Figure 3 Amdocs Open Network Services portfolio

Additionally, Amdocs' Network solutions are deployed with over 80 global customers, complementing our services approach with project specific and automation centric tools and solutions. Most importantly, being technology and vendor agnostic, Amdocs' approach differentiates us from other vendors by focusing on optimizing and maximizing capacity from the deployed infrastructure, without looking to sell additional hardware to clients, while provisioning new and maintaining or improving existing networks.

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1.3 Amdocs for Private LTE / 5G

Amdocs is accelerating CBRS-based private wireless networks with end-to-end solutions with comprehensive network services & solutions.

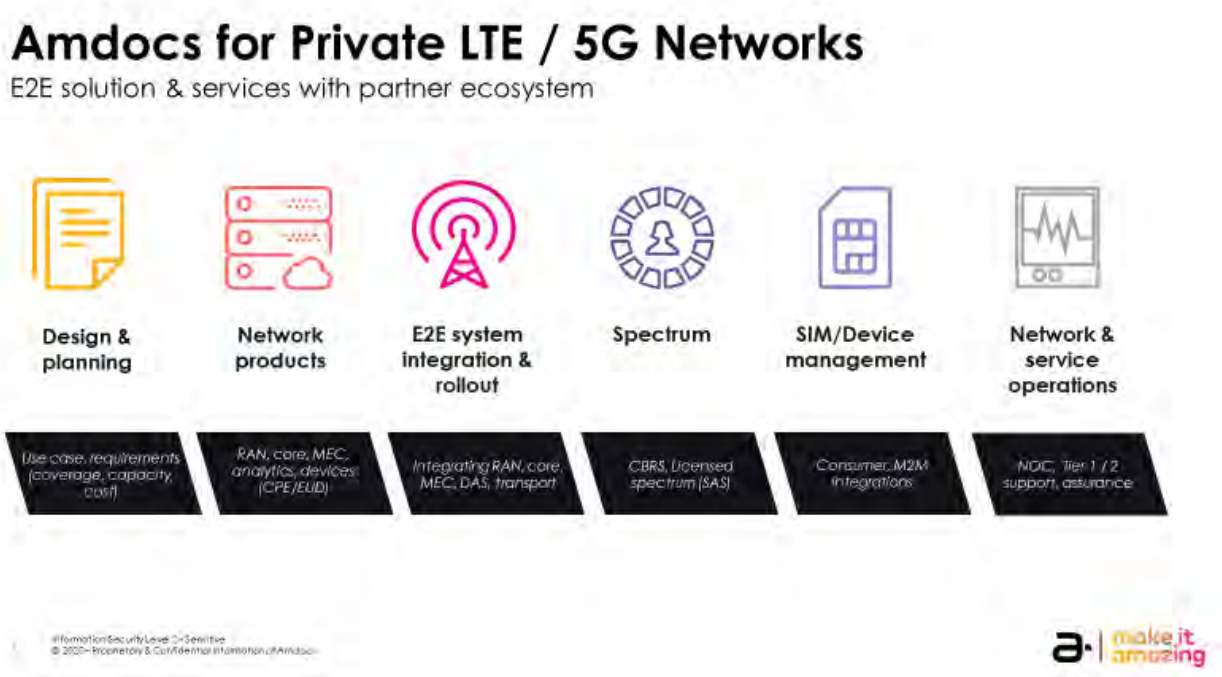


Figure 4 Amdocs Private LTE / 5G offerings

2 Solution Details

2.1 Solutions Summary

Amdocs is proposing a turnkey CBRS private LTE/5G network infrastructure solution model. Infrastructure includes CBRS eNodeBs, antennas, CBRS CPEs, Wi-Fi access points, and necessary services to operate and manage a private LTE/5G network.

Radio access nodes (enodeBs) (a.k.a CBSDs in the CBRS system) would be installed at the Media king nominal site plan locations. CBSDs would obtain spectrum grants from SAS (Spectrum Administration System). SAS connectivity and subscription is included in the system proposal.

Core and distribution equipment would be installed on-premises at Media king data center locations. Broadband internet access provided via existing WAN from ISP partner location to their data center, with 10Gbps wireless point to point.

The solution includes a SAS proxy for the CBRS network and is available via the RAN Element Management System. The overall network proposal is designed to provide telco grade five nines reliability. The overall solution is shown in the following diagram with the existing Media king planning/engineering functions at the top and RAN equipment at the bottom. In-betweens are Core and Management systems.

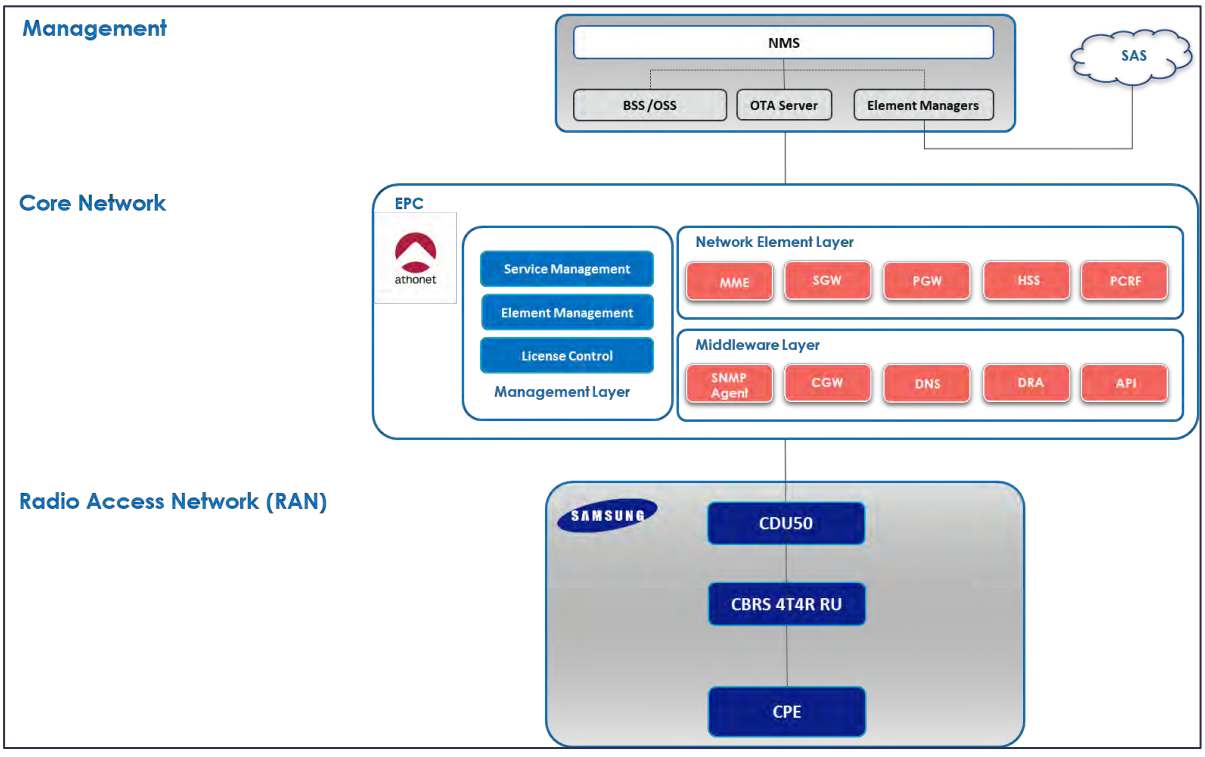


Figure 5 Overall Solution Proposal

2.2 Core Network (EPC)

Amdocs proposes Athonet EPC solution as an innovative mobile core for private networks that offers the benefit of cellular technology coupled with the openness, performance, security and flexibility you need. The product contains optional features, which may require a different commercial agreement to enable them. Athonet also provides IMS (VoLTE), Narrowband IoT (NB-IoT) and LTE Broadcast (eMBMS) products that are not described in this document.

2.2.1 Core Network components

Athonet's EPC consists of:

- Containerized Network Elements based on 3GPP Specifications for LTE up to Release 16.
- Components and Functions to manage those elements.
- Middleware components to integrate it with external systems, including other 3GPP network elements.

The EPC is flexibly designed to enable network operators to select the functions needed for each machine. The product is packaged with enough components to build an operational LTE network as illustrated below in figure 2.

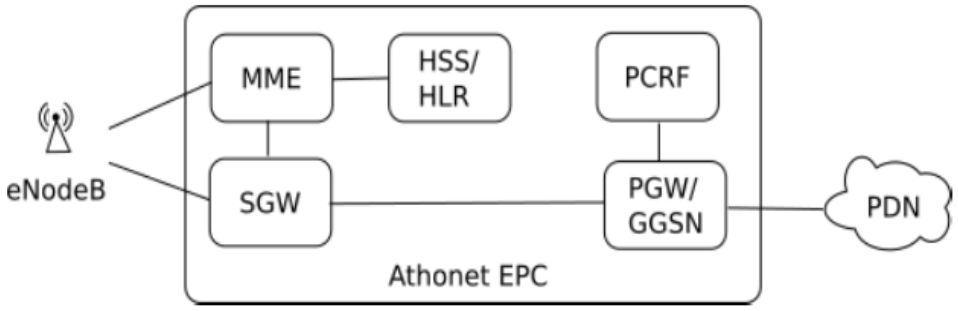


Figure 6 EPC Network Elements

The product supports access through 5G NR (5G NSA) and UTRAN/GERAN when the UE is roaming in other PLMNs. It also supports several deployments uses cases such as Dedicated Core Network (DCN or DECOR), Multi-Operator Core Network (MOCN).

Multiple use cases are supported such as Narrowband IoT (NB-IoT) and Mission Critical Push-to-Talk (MCPTT), External systems can be integrated to provide additional services. This includes Voice-over-LTE (IMS VoLTE) and Location Services (LCS).

The EPC provides interfaces to integrate with Business Support Systems (BSS) including Online Charging Systems (OCS), Billing Systems for offline charging and usage reporting, Customer Relationship Management (CRM) and Customer Support.

Extensive Operation and Maintenance (OAM) support is available, which includes access to monitoring and performance data, API-based access for integration to external systems and for the purpose of configuration and provisioning of user data.

The EPC can be deployed in a High Availability (HA) configuration to minimize service disruption to the mobile users in case of faults. The system can be deployed in local and geo-redundant configurations.

2.2.2 Network Element Features

This section presents and overview of the features supported across the EPC network elements

- Access and Authentication Functions
- Mobility Management Functions
- Deployment Features and Redundancy
- Emergency Services
- 5G NSA – Optional feature
- IPv6 Support
- Traffic Handling
- Dedicated Core Networks (DCNs)
- Network Identity and Time Zone (NITZ)
- Network Identity and Time Zone per Tracking Area
- Network Sharing
- Location Services (LCS)
- Support for Mission Critical Push-To-Talk (MCPTT-MCX)
- Support for SMS Service over NAS
- Support for SMS over SGs
- Cell Broadcast Service (CBS)

2.2.3 High Level Solution Architecture

The default 3GPP interfaces supported by Athonet's EPC are shown in Figure 6:

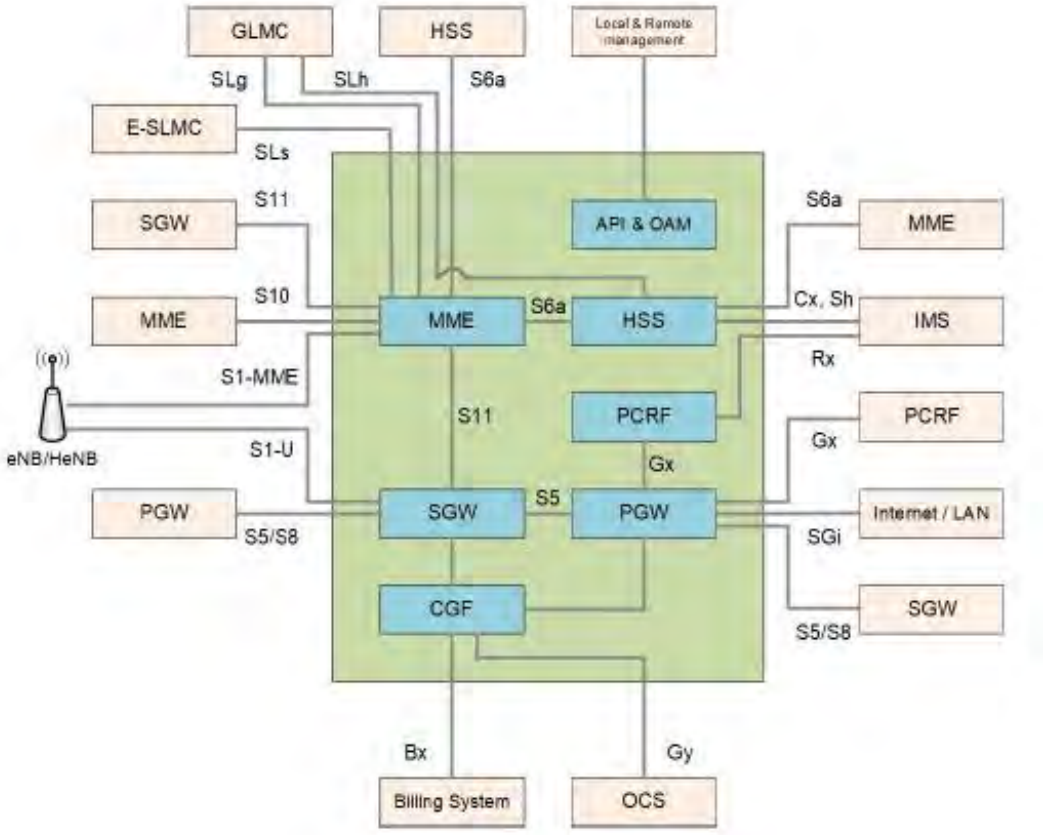


Figure 7 - High Level Solution Architecture

The EPC, which contains the core network nodes MME, S-GW, P-GW, HSS, PCRF, connects externally via the following 3GPP compliant interfaces:

- S1: connects EPC to macro and small cells.
- S5/S8: connects S-GW and P-GW. This interface is also used in the MVNO scenario for data roaming.
- S6a: connects MME and HSS for the authentication of user access and profiling.
- S10: connects MMEs and allows the handover between two MMEs with information transfer.
- S11: connects MME and S-GW.
- Rx: connects the PCRF to external AF (application function such as IMS) which notifies the PCRF of some events (e.g. user making a VoLTE call);

- Gx: connects PCRF and P-GW and enables the PCRF to prioritize certain type of data traffic (e.g. VoLTE data) by setting up a dedicated bearer;
- Gy: for online charging or pre-paid.
- Bx: FTP(S) based interface which allows billing systems to download the CDRs (Charging Data Records) for offline charging.
- Cx: Diameter interface used for IMS/VoLTE user authentication.
- SLg, SLs, SLh: SCTP and Diameter interfaces for LCS support.
- Sh: Diameter interface to enable IMS supplementary services.
- SGi: connects the P-GW to Intranet and Internet.

2.3 CBRS RAN

2.3.1 CBRS RAN System

The RAN system proposed comes from a full family of Samsung's RAN products designed to deliver 4G and 5G services to a global market of public and private networks. A selection of these products from this family are selected with a short description below.

The initial deployment is expected to leverage the CDU50 BBU with 4T4R macro radio units in multiple sector configurations. Optionally Samsung vRAN can be deployed as the total virtualization solutions from multi-technology RAN to web-scale or enterprise private network solutions, and continuous performance enhancement to catch up with the performance of traditional hardware DU.

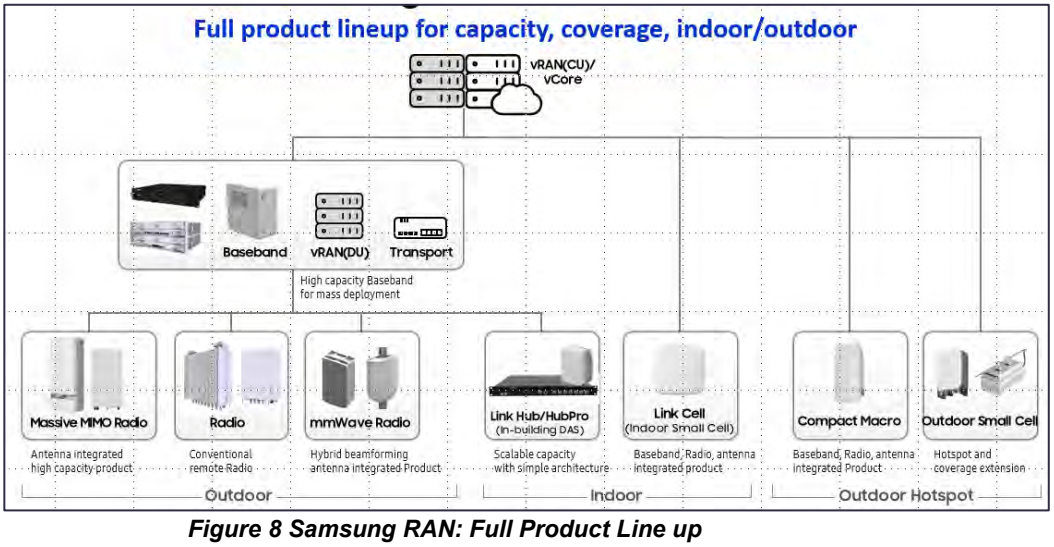


Figure 8 Samsung RAN: Full Product Line up

CDU50 (BBU) with CBRS 4T4R RUs (Dual LTE/NR)

DRAN Solution

The current RF design and solution provide for 3, 2, and single sector configurations to meet Media King needs. The offering is currently based upon a traditional DRAN solution with a CDU50 with up to 3 RUs at each cell site.

Centralized Capability

While the request asked for a DRAN solution, we wanted you to know the additional Centralized RAN (CRAN) capability of the CDU50. If additional fiber strands are available along the Media King transport, which may be structured as a ring in many areas, the CDU50 can scale from 1-27 RUs subtended to it, which can span a 10 km radius/20km diameter. Essentially this means that a single CDU50 could provide for 9 3-RU coverage sites as a single defined cell. This has economic advantages in terms of power costs as each coverage site but does need to leverage unused fiber or potentially additional fiber deployment.

Distributed SON, CBSD and RAN System

This proposal includes the CRBS RAN System which is a distributed system of components located on the RAN hardware and the USM. The CBRS Domain Proxy is also a software component of the USM Hardware.

Many of the RAN features are distributed between RAN network elements and the USM located at core sites. For instance, most SON functions are distributed as software on the cUSM and as software and hardware on the DU, RRU, MMU and Small Cell. Similarly, the CBSD functions are split between software and hardware on the DU and RRU for those type of cells; however, the MMU and Small Cell hardware and software perform the CBSD function independently.

2.3.2 CDU50 (LTE, NR) - Systems Description

The Samsung dual technology eNB, geNB consist of the DU and a subtended RU. The DU is the digital unit where the main card and channel cards are mounted. The RU is a combined RF module that consists of a transceiver, power amplifier, filter, and antenna. The RU includes an antenna-integrated MMU and an antenna-separated RRU. The CDU is connected to the RU/MMU through CPRI. For the RU, up to 27 cells are provided. For the MMU, up to 27 cell services are provided. The eNB transmits and receives traffic, clock information, and alarm and control messages.

The CDU can be configured according to the capacity of a 19-inch shelf type. The following figure depicts the basic configuration of the CDU:

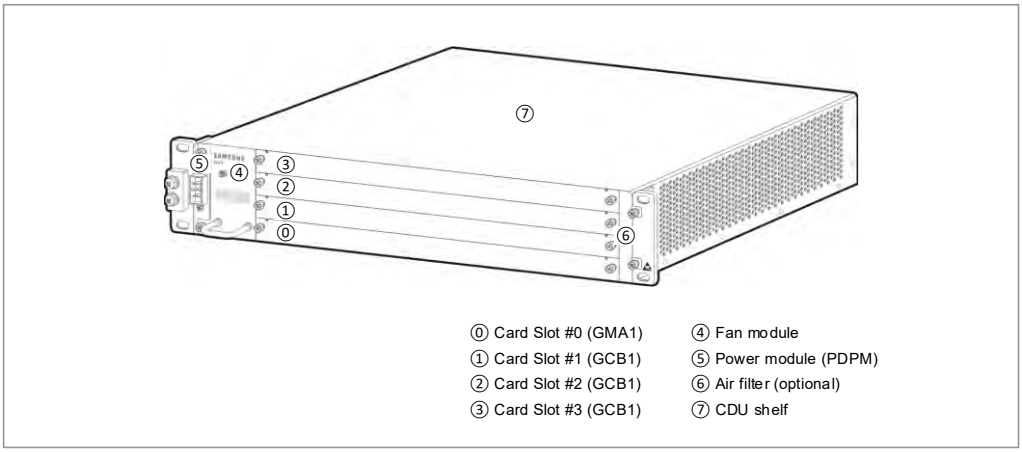


Figure 9 CDU50 Basic Configuration

The CDU supports fan cooling, Electromagnetic Interference (EMI) processing, and Optic Common Public Radio Interface (CPRI) with the RU.

The CDU hardware components are described in the following table:

Table 1. CDU50 Hardware Components

Hardware Component	Type
CDU Shelf	19-inch shelf of 2U height with backboard, power module, fan, and air filter UCBS-C4B
Main Card	Main processing card for clock generation/distribution, network interfacing, IP processing, system OAM function and UDE/UDA function GMA1
Channel Card	Channel processing card for call processing, resource assignment, and CPRI with RU GCB1

2.3.2.1 Functional Description of CDU 50

The CDU supports the operation and maintenance of Samsung RUs, interfacing between the RUs and the EPC and interfacing between the RUs. It controls and collects the alarms

for the channel cards, function modules and RUs. The CDU generates clocks and supplies them to the channel cards and the RUs, and performs the signal processing function for subscriber signals.

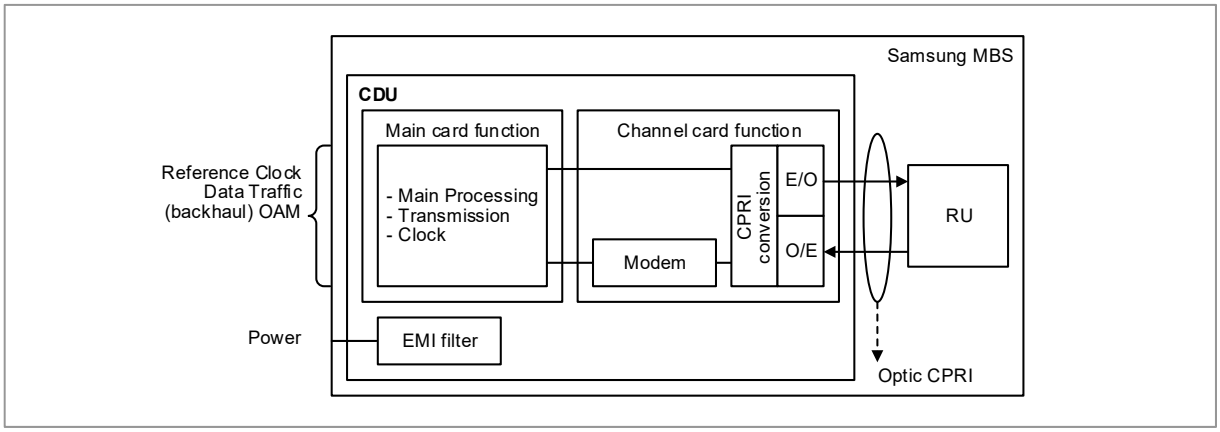


Figure 10 CDU50 Block diagram

When the CDU transmits signals to a UE, it performs the OFDMA signal processing on the traffic signals received from the EPC. It then converts the signals into optical signals using the 'Digital I/Q and C&M' converter and transmits them to the remote RU. Conversely, when the CDU receives signals from a UE, it receives the 'Digital I/Q and C&M' signals from the remote RU, performs the OFDMA signal processing, and transmits them to the EPC.

The major functions of the CDU are described as follows:

- Reference clock generation and distribution
- Interface between the EPC and the Gigabit Ethernet (GE)
- Fault diagnosis and alarm collection and control
- Alarm reporting function
- Channel resource management
- OFDMA signal processing
- Providing the Received Signal Strength Indicator (RSSI) for the received RF signals
- Supporting optical interface with the RU and loopback test

2.3.2.2 CDU50 (LTE, NR) – Hardware Description

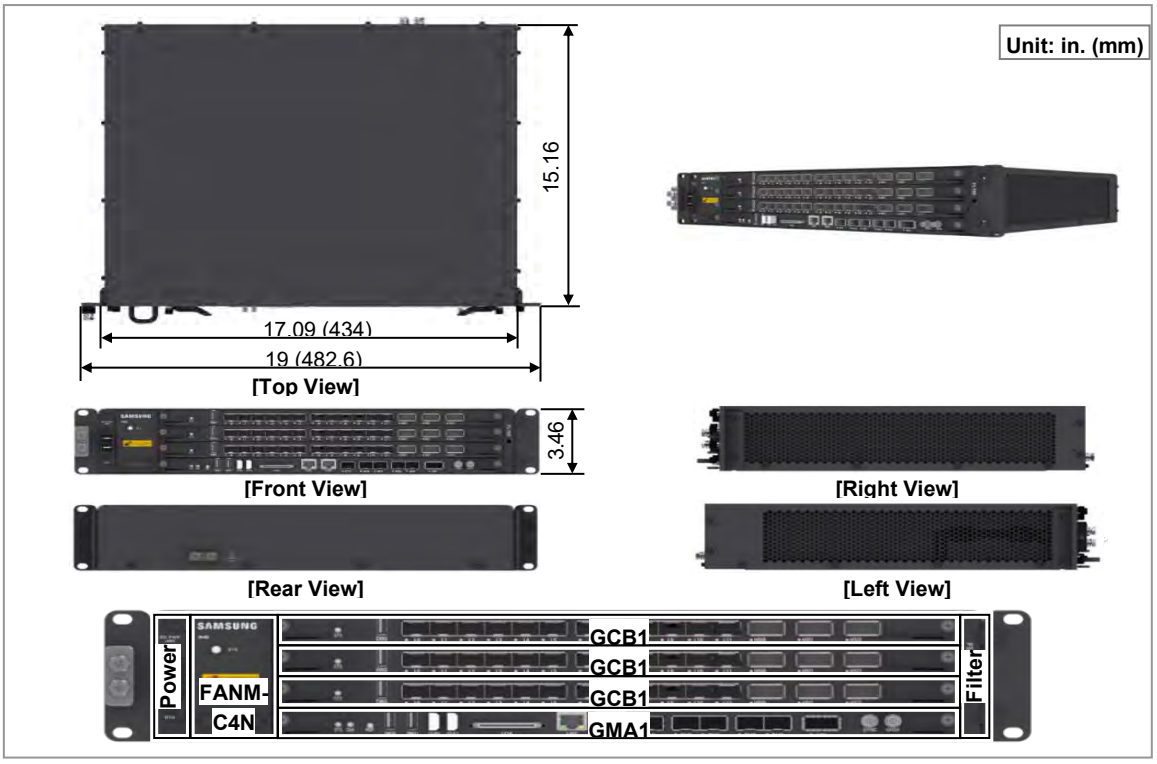


Figure 11 CDU50 View

2.3.2.3 CDU Interface

The following figure depicts the interface of the CDU.

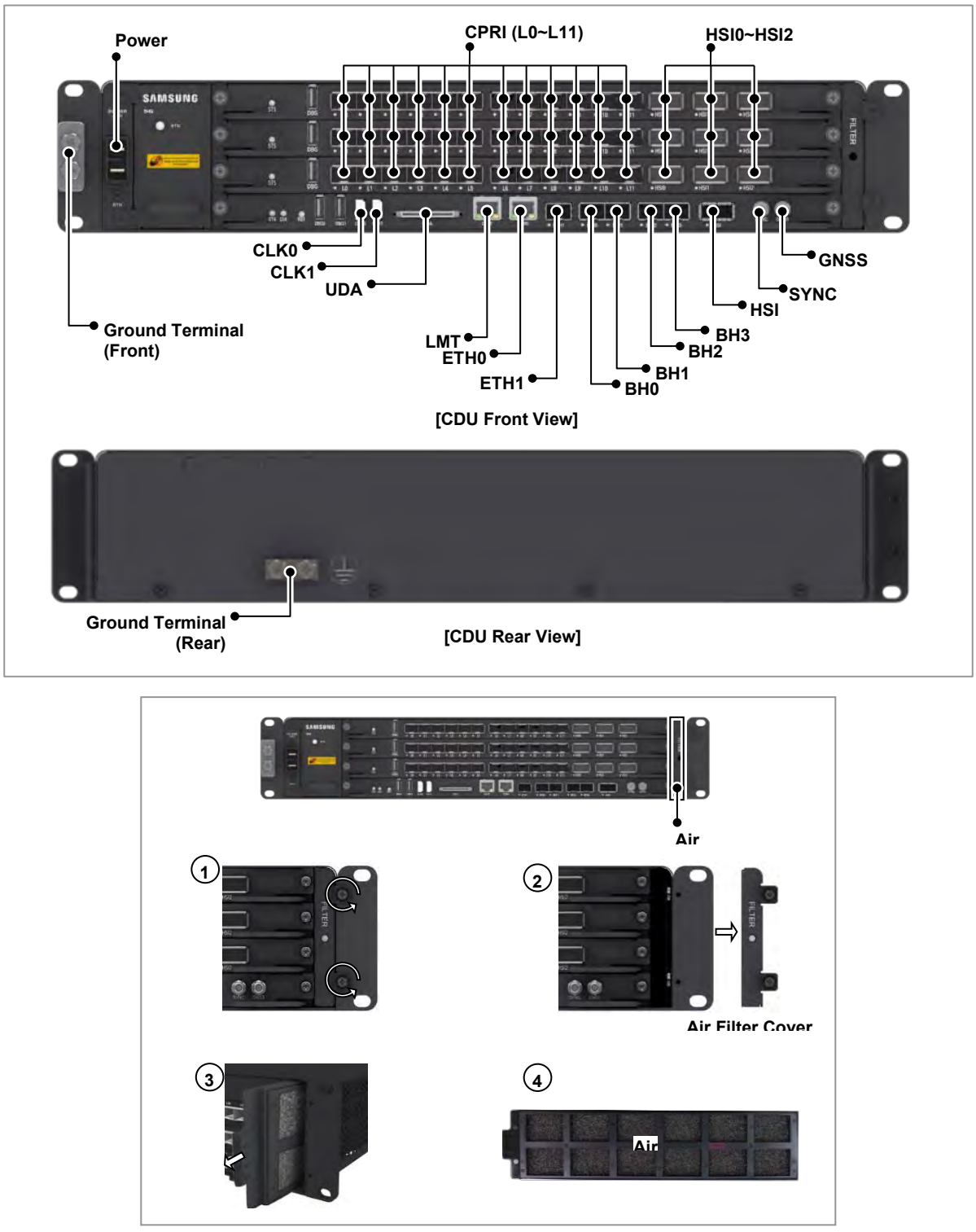


Figure 12 CDU Interface

2.3.2.4 Specifications

The following table outlines the key specifications of the CDU.

Table 1DU50 Specifications

Item	CDU50
Technology	LTE
Duplex type	TDD
CDU-RU Interface	12 Optic CPRI per Channel Card
CDU capacity	LTE 20 MHz 4T4R 36 Cells
Backhaul Links	1000 Base-SX/LX/BX, 10G Base-SR/LR, 25GBase-SR/LR (Optic SFP/SFP+/SFP28 4 ports)
Clock sync	GNSS (GPS, GPS&QZSS, GPS&GLONASS), IEEE1588v2
Input Power	-48 V DC (-40 to -57 V DC)
Power Consumption	Typical: 1079 W (25 °C, 100 % Load) Max: 1219 W (50 °C, 100 % Load)
Dimensions (W × D × H)	434 × 385 × 88 mm (excluding Ear Mount)
Weight	17 kg or less
IP code	IP20
Cooling	Forced Cooling Type (FAN Cooling)
Temperature condition a)	0 °C to 50 °C
Humidity condition a)	5% to 90% RH, non-condensing, not to exceed 30 g/m3 absolute humidity.
Altitude	-60 to 1800 m
Earthquake	Telcordia GR-63-Core
Vibration	Telcordia GR-63-Core
Noise (sound pressure level)	60 dBA or lower (room temperature: 25 °C)

Item	CDU50
	(Measured at 1.5 m from the product surface (front/rear/left/right) and 1.0 m from the floor)
EMC	FCC Part 15
Safety	UL62368-1
This specification is based on GMA1 1EA + GCB1 3EA. Temperature and humidity are measured at 1.5 m above the floor and 400 mm away from the front panel of the equipment.	

2.3.3 4T4R RU (LTE, NR) - Description

The following figure depicts the physical views of the RU (RT4401-48A):

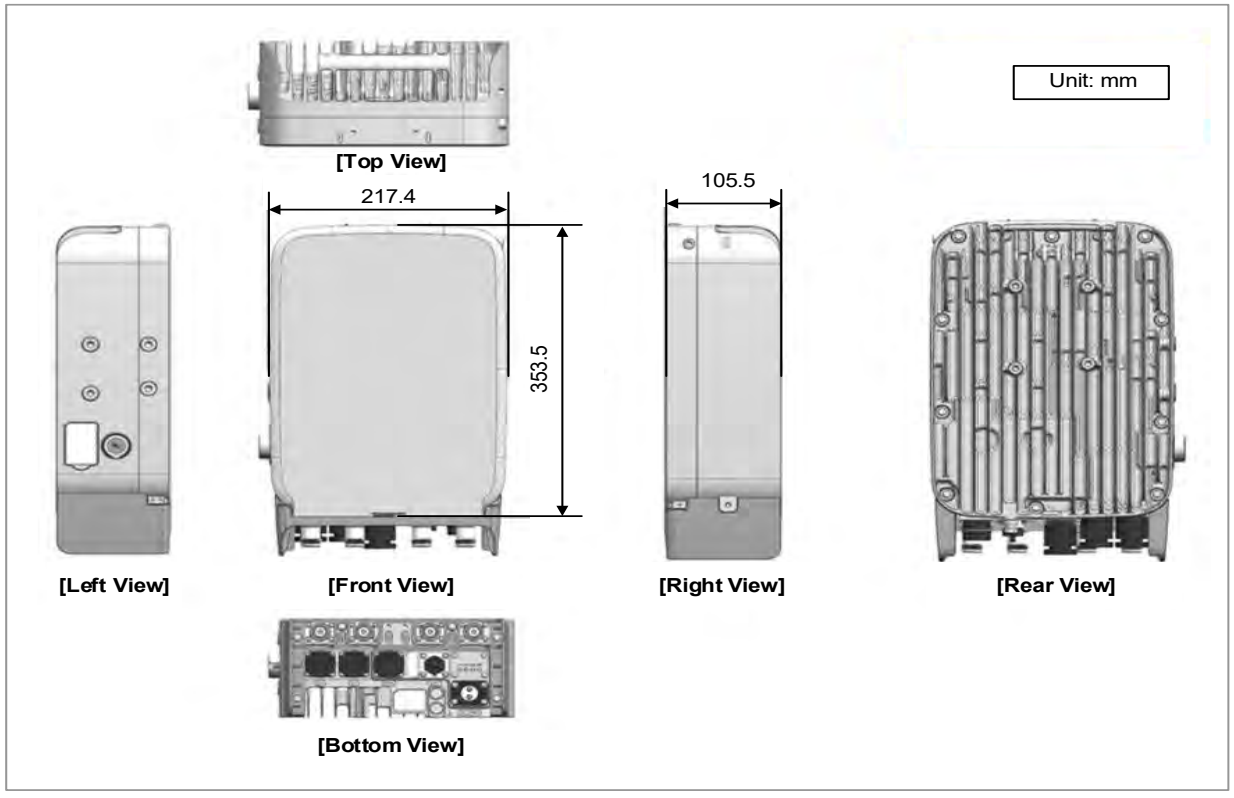


Figure 13 Physical Views of RU (RT4401-48A)

Specifications

Table 2 main specifications of the RT4401-48A:

Items	Specification
Radio Technology	LTE (5G NR Ready)
Frequency	3550~3700 MHz
IBW / OBW	150 MHz / 80 MHz
# of Carriers	5/10/15/20 MHz x 4 carriers (SW supports 10/20MHz x 3 carriers)
RF Chain	4TX / 4RX
RF Output Power	4 path x 5 W (Total: 20 W = 43 dBm)
EIRP	47 dBm / 10 MHz CBRS Category B
Modulation	256-QAM support (1024-QAM with 1~2dB power back-off)
Input Power	-48 VDC (-38 to -57 VDC, 1 SKU), with clip-on AC-DC converter (Option)
Power Consumption	About 160 Watt @ 100% RF load, typical conditions
Volume	Under 7L (w/o Antenna), Under 9.6L (with antenna)
Weight	Under 8.0 kg (18.64 lb) (w/o Antenna), Under 10.5 Kg (with ant.)
Operating Temperature	-40℃ (-40℉) ~ 55℃ (131℉) (W/o solar load)
Cooling	Natural convection
Mounting Options	Pole, wall, tower, back to back, side by side (for external ant), 3 RRH with Clip-on Antenna on the pole
Antenna Type	Integrated (Clip-on) antenna (Option), External antenna (Option)

2.3.4 SAMSUNG CBRS Support and functionality

Samsung CBRS support and functionality is distributed across the CBSD, CDP and the EMS (USM). Below is a high-level hierarchy of the Samsung CBRS Support System.

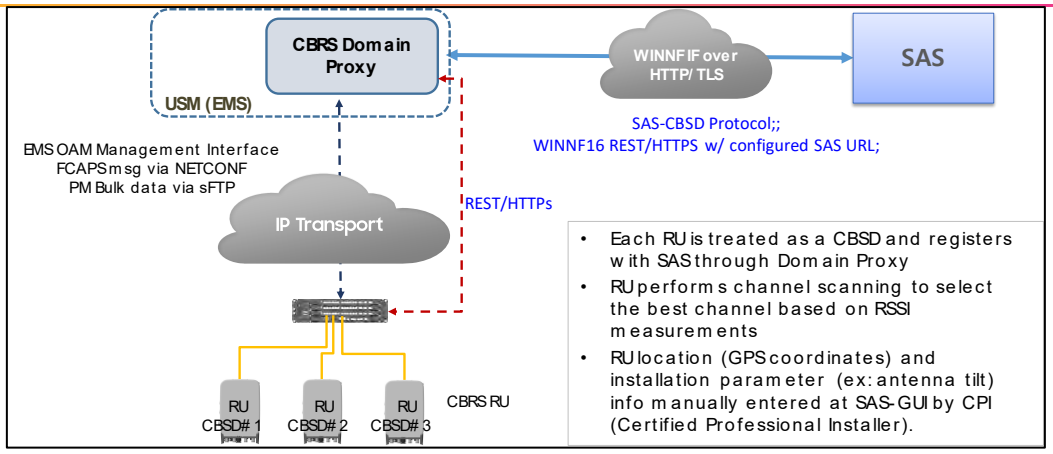


Figure 14 High level Hierarchy of a CBRS Support System

SAMSUNG CBRS functionality only supports the 2-step CBSD Registration process as per WINNF specifications. Therefore, CBSD Installation parameters that require Certified Professional Installer (CPI) credentials must be entered at the SAS-GUI.

The configuration of the CBRS specific information is summarized below.

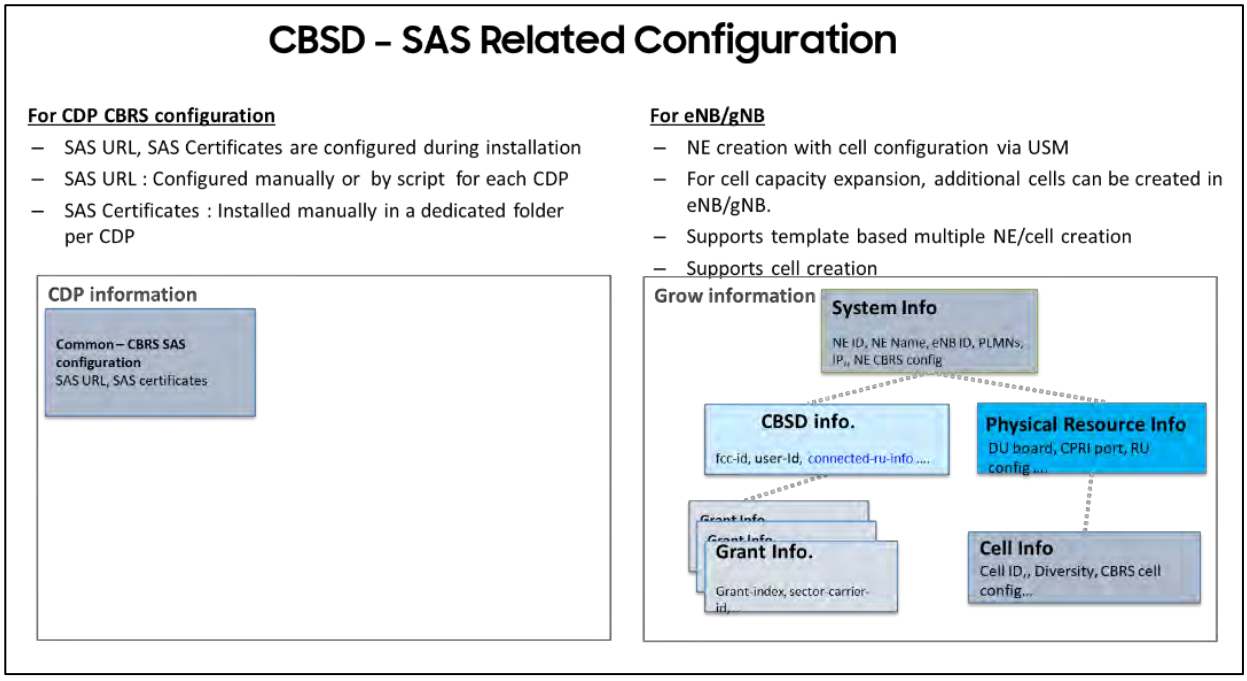


Figure 15 CBSD – SAS Related Configuration

The USM provides the GUI interface where users can set parameters governing CBRS functionality and is responsible for downloading the configuration data to the CDU. The CDU then uses this data to configure the CBRS service (including registration information, TDD Config, preferred channels, and channel assignment)

The CDP acts as a proxy and provides CBSD-SAS protocol message multiplexing and demultiplexing and message forwarding between the CBSDs and SAS. The CDP does not manage the CBSD, nor does it act on behalf of the CBSD.

2.3.5 Product Life Cycle (PLC) Process

The following diagram depicts Samsung Product Life Cycle (PLC) Process.

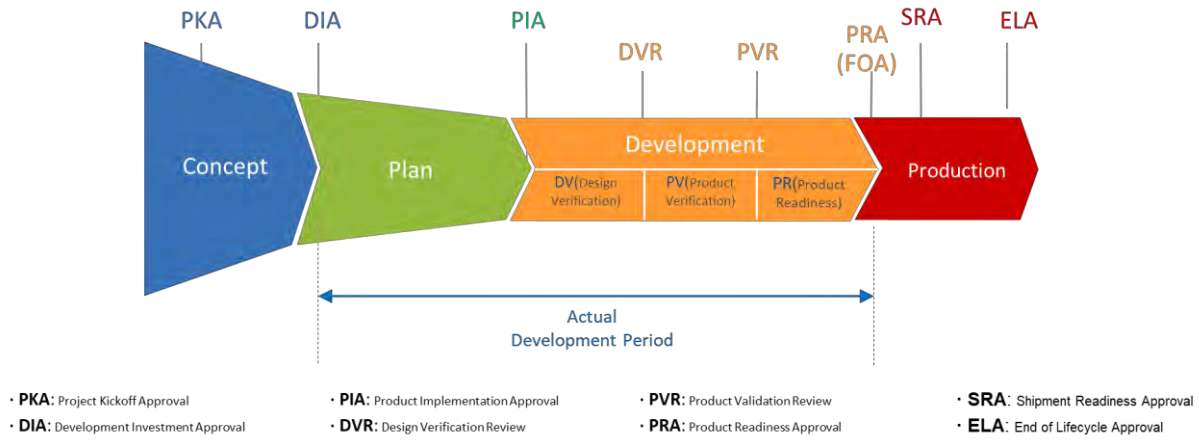


Figure 16 Product Life Cycle (PLC) Process

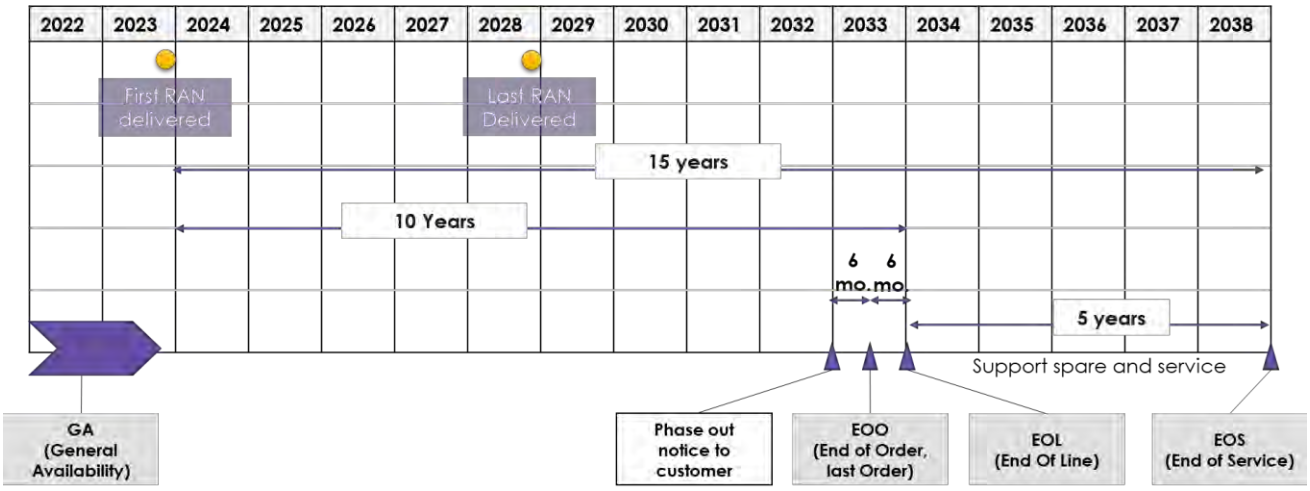
Development cycle

Product design, development and planning uses a voice of customer (VoC) approach

General Availability (GA)

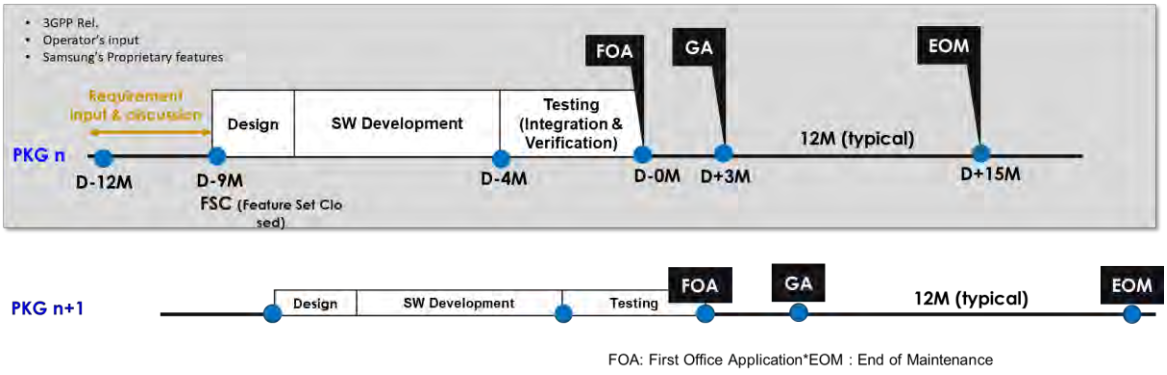
- GA follows successful completion of FOA testing
- GA is the gate before product is made available to all customers
- GA will be formally announced with associated documents

Product Life Cycle (PLC) - Hardware



Software Package Lifecycle

- Samsung release SW PKG once a year
- SW PKG contains features: 3GPP Rel. , Operator's input and Samsung's proprietary features
- Maintenance service is supported for bug fix, upgrade after GA

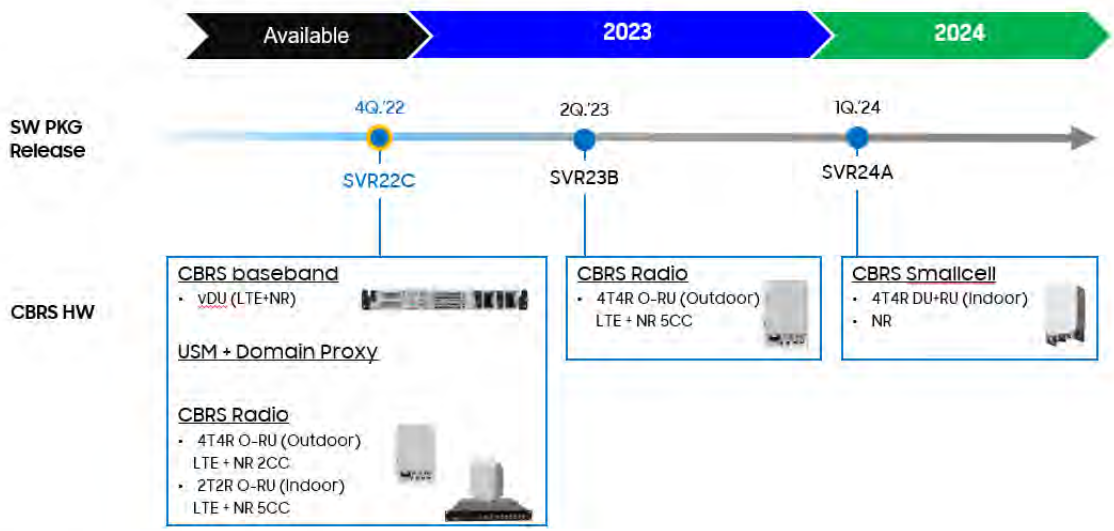


FOA: First Office Application*EOM : End of Maintenance

Information Security Level 2 – Sensitive
Proprietary and Confidential

2.3.6 RAN Product Roadmap

Below is the RAN Product roadmap where amdocs proposal contains field proven product



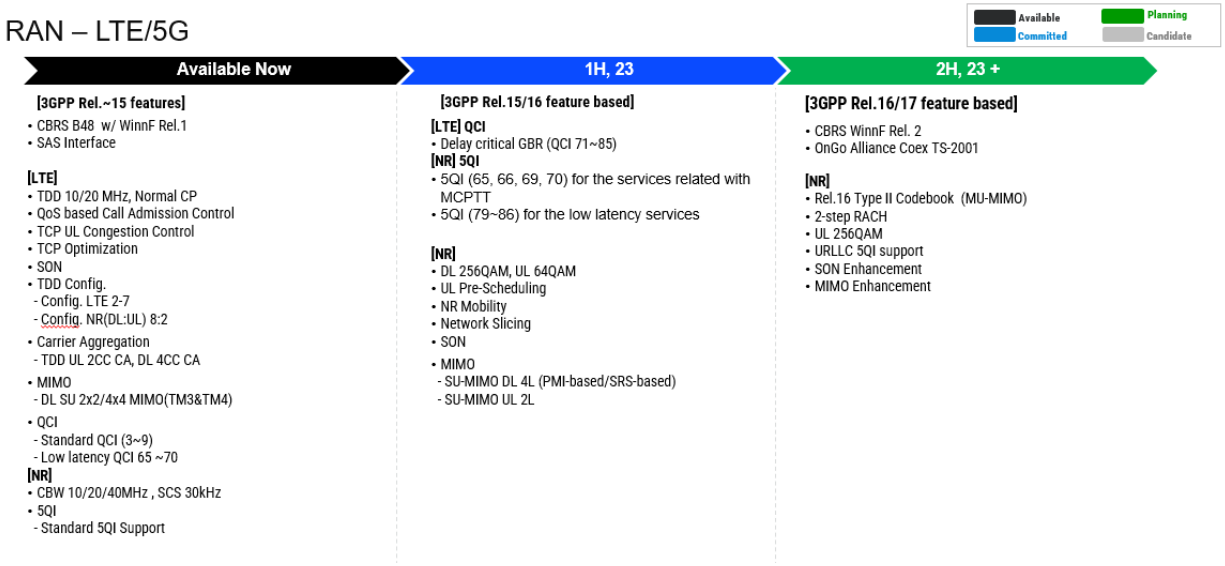


Figure 17 RAN Roadmap – Page 1

Information Security Level 2 – Sensitive
Proprietary and Confidential

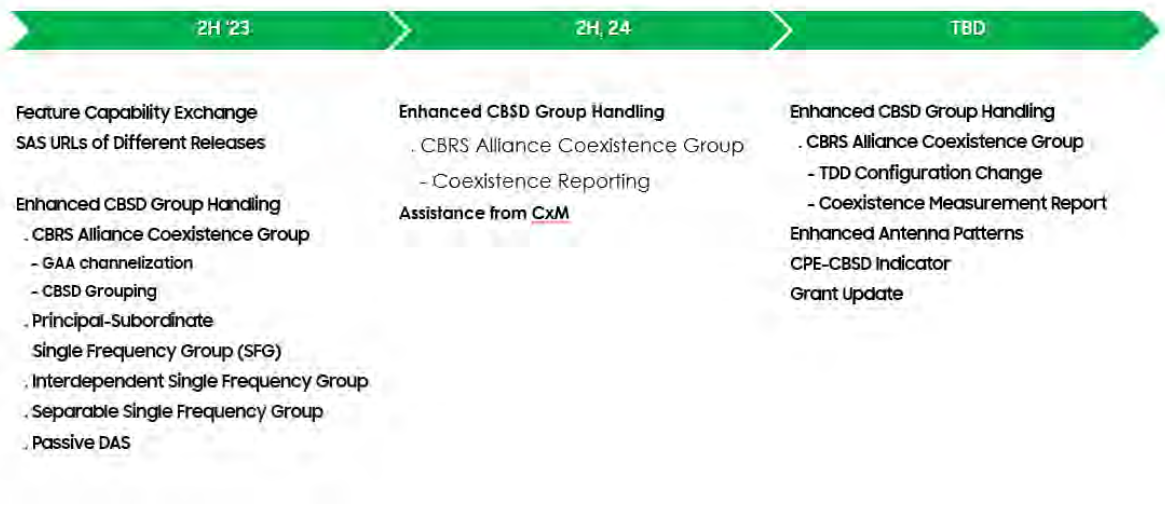


Figure 18 WinnForum Release.2 compliance Roadmap

2.4 Customer Premises Equipment (CPE) Devices

Amdocs is proposing two type CPE devices, indoor and outdoor. The option whether using indoor or outdoor depend on the level of LTE received signal level at customer premises.

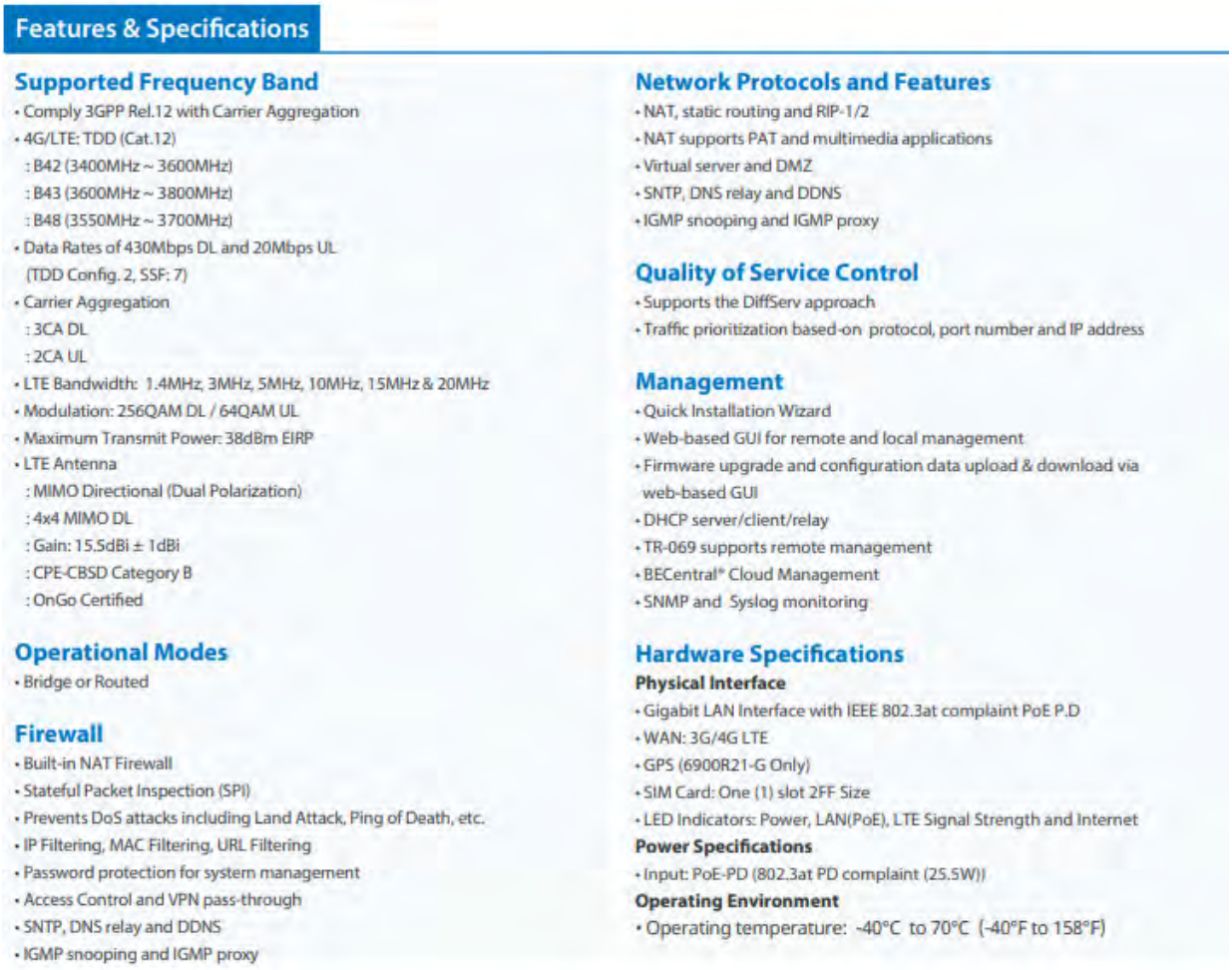
2.4.1 Outdoor CPE

A CPE-CBSD is a special case of EUD that is allowed to operate at >+23 dBm/10 MHz EIRP because it is also a CBSD, registered with a SAS.

The BEC 6900R21 is a High-Power LTE CAT B CPE-CBSD and LTE-A Pro CBRS Outdoor Router delivering robust connectivity for CBRS B48 commercial deployments. The 6900R21 is an LTE CAT 12 UE supporting carrier aggregation up to 3 CA DL / 2CA uplink, with a high gain 15dBi 4X4 MIMO directional antenna. CBRS deployments with the 6900R21 will experience increased capacity, higher throughput, and extended coverage. Unique to BEC devices are Vents for pressure equalization, humidity, and airflow, this accompanied with lighting/ESD

Protection and the IP68/UL 50E enclosure ensure protection against dirt, harmful ingress of water, humidity and extreme temperatures for years of dependable operation.

Figure 19 BEC 6900R21



Features & Specifications

Supported Frequency Band
- Comply 3GPP Rel.12 with Carrier Aggregation
- 4G/LTE: TDD (Cat.12)
  : B42 (3400MHz ~ 3600MHz)
  : B43 (3600MHz ~ 3800MHz)
  : B48 (3550MHz ~ 3700MHz)
- Data Rates of 430Mbps DL and 20Mbps UL (TDD Config. 2, SSF: 7)
- Carrier Aggregation
  : 3CA DL
  : 2CA UL
- LTE Bandwidth: 1.4MHz, 3MHz, 5MHz, 10MHz, 15MHz & 20MHz
- Modulation: 256QAM DL / 64QAM UL
- Maximum Transmit Power: 38dBm EIRP
- LTE Antenna
  : MIMO Directional (Dual Polarization)
  : 4x4 MIMO DL
  : Gain: 15.5dBi ± 1dBi
  : CPE-CBSD Category B
  : OnGo Certified

Operational Modes
- Bridge or Routed

Firewall
- Built-in NAT Firewall
- Stateful Packet Inspection (SPI)
- Prevents DoS attacks including Land Attack, Ping of Death, etc.
- IP Filtering, MAC Filtering, URL Filtering
- Password protection for system management
- Access Control and VPN pass-through
- SNTP, DNS relay and DDNS
- IGMP snooping and IGMP proxy

Network Protocols and Features
- NAT, static routing and RIP-1/2
- NAT supports PAT and multimedia applications
- Virtual server and DMZ
- SNTP, DNS relay and DDNS
- IGMP snooping and IGMP proxy

Quality of Service Control
- Supports the DiffServ approach
- Traffic prioritization based-on protocol, port number and IP address

Management
- Quick Installation Wizard
- Web-based GUI for remote and local management
- Firmware upgrade and configuration data upload & download via web-based GUI
- DHCP server/client/relay
- TR-069 supports remote management
- BECentral® Cloud Management
- SNMP and Syslog monitoring

Hardware Specifications

Physical Interface
- Gigabit LAN Interface with IEEE 802.3at complaint PoE P.D
- WAN: 3G/4G LTE
- GPS (6900R21-G Only)
- SIM Card: One (1) slot 2FF Size
- LED Indicators: Power, LAN(PoE), LTE Signal Strength and Internet

Power Specifications
- Input: PoE-PD (802.3at PD complaint (25.5W))

Operating Environment
- Operating temperature: -40°C to 70°C (-40°F to 158°F)

2.4.2 Indoor CPE

Amdocs proposes Indoor CPE solution by BlinQ Network (FWC-145IN-35).

2.4.2.1 Key Features

The following features is FWC-145IN-35 currently support:

- Supports TDD-LTE Mode Band 42/43 & 48* Supports 3GPP Release 12 Compliant
- Supports up to UE LTE Downlink Category 12/ Uplink Category 13 PHY Rate **
- Supports 4×4 MIMO with 40 MHz CA Maximum
- Supports DL 256QAM with DL 2×2 MIMO only up to 4 Carrier Aggregation

- Supports UL 2Tx (CDD / UL_CA/ UL_MIMO) Physical 2Tx & 8Rx in RF Front End
- Supports 1.8V and 3V SIM and USIM Card for LTE Mode
- Supports Dynamic Host Configuration Protocol
- Built-in Web Server for Web-Based Configuration
- Password Protected Access and Configuration
- Supports IEEE 802.3, IEEE 802.3u, 802.3ab (10/100/1000 Mbps)
- Supports up to 2 RJ-45 Giga Ethernet Port
- Supports NAT/Tunnel/Bridge/Router Mode
- Supports VPN Pass-Through and End Point
- Supports 802.11 b/g/n (2 x 2)
- Wi-Fi Technology
- Supports 802.11 ac Wave 2 (2 x 2) Wi-Fi Technology

Figure 20 BlinQ CPE FWC-145IN-35

2.4.2.2 Specifications

MECHANICAL, ENVIRONMENTAL & REGULATORY	FWC-145IN-35
Dimension (H x D)	7.9" x 5.3" (200 mm x 134 mm)
Weight	1.1 lbs (0.5 kg)

PoE	802.3at
Power	Input: Universal range 100~240V AC Output: 12V/1.5A DC
Reset/Reboot Button	Tactile Switch (inside box)
Operating Humidity	0% to 95%
Storage Humidity	0% to 95%
Operational Temperature	32°F to 104°F (0°C to 40°C)
Storage Temperature	-4°F to 140°F (-20°C to 60°C)
RF	EN 301 908-1 V11.1.1; EN 301 908-13 V11.1.1 (Part 96)
Wi-Fi 2.4 GHz	EN 300 325 V2.1.1 (Part 15C)
Wi-Fi 5 GHz	EN 301 893 V2.1.1
Safety	IEC 60950-1/EN 60950-1
EMC	Draft EN 301489-1 V2.2.0 ; Draft EN 301489-17 V3.2.0
RF Exposure	EN 50385:2002; EN 62311:2008
CBSD Category	CBSD Cat A

NETWORKING & OAM	FWC-145IN-35
LTE BB ASIC	GDM7243A (GCT Semiconductor)
LTE RF ASIC	GRF7243A (GCT Semiconductor)
Ethernet LAN Ports	2 x RJ-45 Port ; 10/100/1000 Auto-Sensing, Auto-MDX
11b/g/n Wi-Fi SoC	RTL8192ES (Realtek)
11ac Wi-Fi SoC	RTL8812BEH (Realtek)
LED Indicators	Signal Strength / LAN / Wi-Fi / SIM / Power
SIM Function	1.8V, 3V SIM and USIM card
PIN/PUK Code	Yes (Ready with chipset)
Stack	IPv4, IPv6, Dual
NAT/Dynamic NAT	Yes
Router Mode	Yes
Bridge Mode	Yes

Tunnel Mode	GRE, L2TP, IPsec, PPTP (Available per request)
DCHP Server in LAN	Yes (253 Clients)
DNS Relay	Yes
DDNS Client	Yes
VPN Pass-Through – IPSec/PPTP/L2TP	Yes
UPNP	Yes
HTTP(s) Server	Yes
ALG Support (FTP/SIP/...)	Yes
Networking Debug/Testing	IPerf, Ping, Traceroute

RADIO SPECIFICATION	FWC-145IN-35
Peak Throughput	DL 440 Mbps (Config 2-7); UL 30Mbps (Config 2-7)
Carrier Aggregation	DL 4CC up to 20 MHz each (w. DL 2x2) DL 2CC up to 20MHz each (w. DL 4x4) DL 1CC up to 20MHz each (w. DL 4x8) UL Maximum 40MHz with 2CC
Frequency Band	TDD LTE Bands 42, 43, 48
DL Carrier Aggregation Bandwidth	80 MHz max.
UL Carrier Aggregation Bandwidth	40 MHz max. with 2CC
UL 2Tx Diversity	23 dBm
UL 2Tx CA	23 dBm
UL 2Tx MIMO	23 dBm
Tx Power Dynamic Range	63 dB
Receiver Sensitivity (@ 20 MHz)	-96 dBm
Channel Bandwidth	10, 20 MHz
DL Carrier Aggregation Matrix	DL MIMO 2x2 / 4x4 / 8x4 UL 1x2 (with diversity); UL 1x2 CA; UL 2x2
MIMO	DL MIMO 2x2 / 4x4 / 8x4 UL 1x2 (with diversity); UL 1x2 CA; UL 2x2
LTE Compliance	3GPP Release 12

USER INTERFACE & SECURITY	FWC-145IN-35
WEB	Yes
SNMP	Yes
TR-069	Ready for IoT
TR-0143	Ready for IoT
FOTA Upgrade	Yes
System Log/Diagnostic	Yes (Chipset embedded tool)
Username/Password Configuration	Yes
L2/L3 Firewall	Basic Firewall/Port Forwarding/Port Trigger/DMZ/Remote WAN Ping/ Remote Web Access Control
Time Zone Configuration	Yes

Firmware	Dual Image (Switchable)
Firmware Verification	Yes (Use digital signal to verify installed software)

2.5 Spectrum Access System (SAS)Solution

Amdocs SpectrumONE sits at the heart of the CBRS framework and dynamically controls access to the spectrum across various geographic areas to enable multiple users to share the same band without impacting each other with radio interference. Some of the main SAS capabilities are:

The solution provides user web portals for access to universal CBRS services, web portals for authorized users – FCC, incumbents, operators for access to account status and services and for CPI for installation and commissioning.

The solution provides a portal to review SAS performance and Grant success/denial reasons.

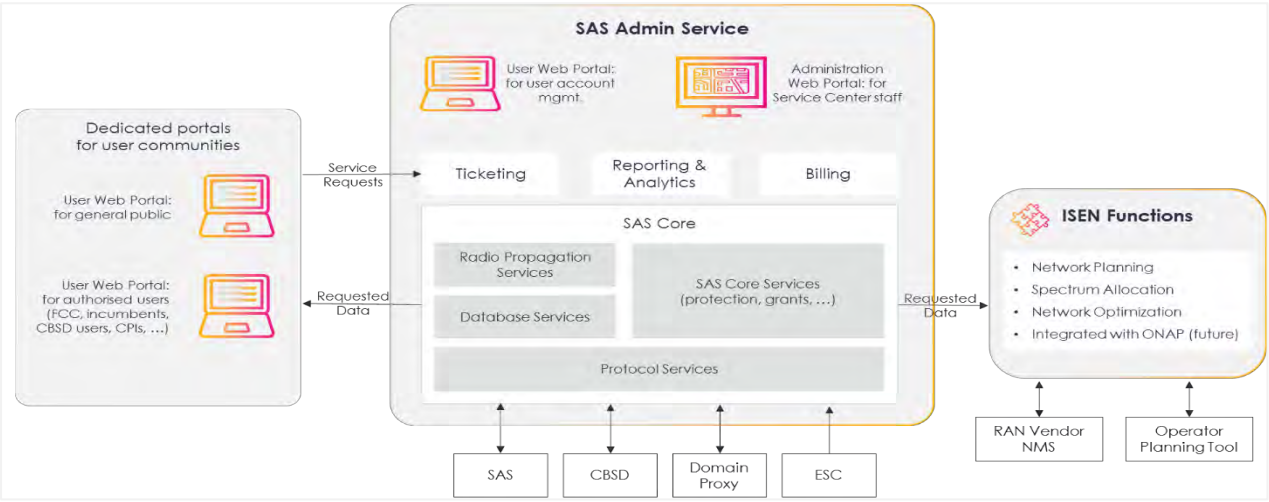


Figure 21 SAS solution interface diagram

2.6 Security

The overall security for this proposal is divided into over the air security, platform, network, and management. In brief the following security capabilities are provided.

Air security:

- UE Authentication
- Encryption
- Integrity check

Platform Security:

- Code signing
- Secure storage: Secure storage to store IPsec PSK and Key encryption key. Samsung xNB stores credentials in TPM
- Secure boot
- Key management
- OS hardening
- Code signing and verification of software images

Network Security:

- IPsec for backhaul protection
- ACL for packet filtering
- Rate limiting for CPU protection

Management Security:

- Secure communication (SSH, sFTP, HTTPs)
- Account management
- Logging

UE/NAS Security:

- UE Authentication
- Cyphering Key Management (PDCP Traffic encryption key)

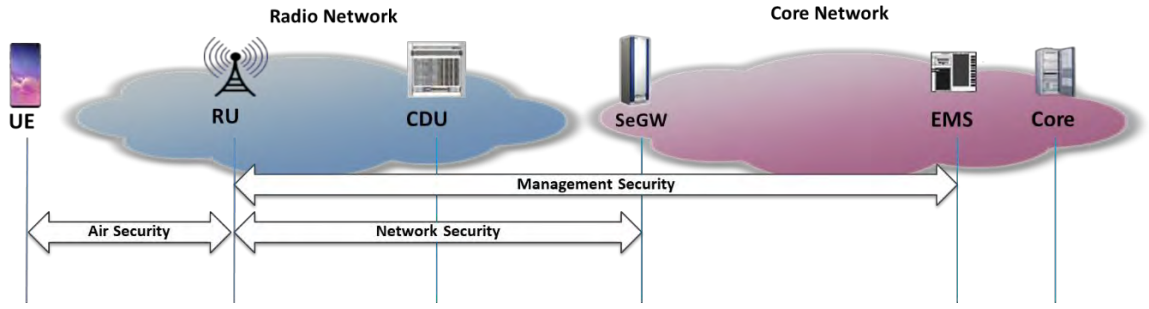


Figure 22 Network Security

Security Assurance Process

Samsung announced that the development processes for its end-to-end networks solutions—including RAN, analytics, core, and cloud products—have successfully passed the security assessment using the Network Equipment Security Assurance Scheme (NESAS), established by the GSMA and 3GPP back in 2021.

https://news.samsung.com/global/samsung-passes-gsmas-nesas-security-assessment

Network Security

Management Security for the RAN is depicted below. The EMS system acts a gateway terminal server of sorts for the RAN components. The EMS provide for MFA and controls actions of the users to perform actions on the RAN network elements. The following diagram shows the current protocols leveraged for this architecture. Credentials can be changed from the EMS system. These credentials can be manually stored in a vault (simplest form of integration). If integration with vault is to be automated supplier will need to know more specifics of vault such as interfaces.

Protection of data in transit and rest:

Data at rest is protected as below:

- Sensitive data can be stored as Kubernetes secrets
- CMOD will be used to protect subscriber keys

Data in transit can be protected in core by using TLS [TLS 1.2]. Mutual TLS authentication will be used.

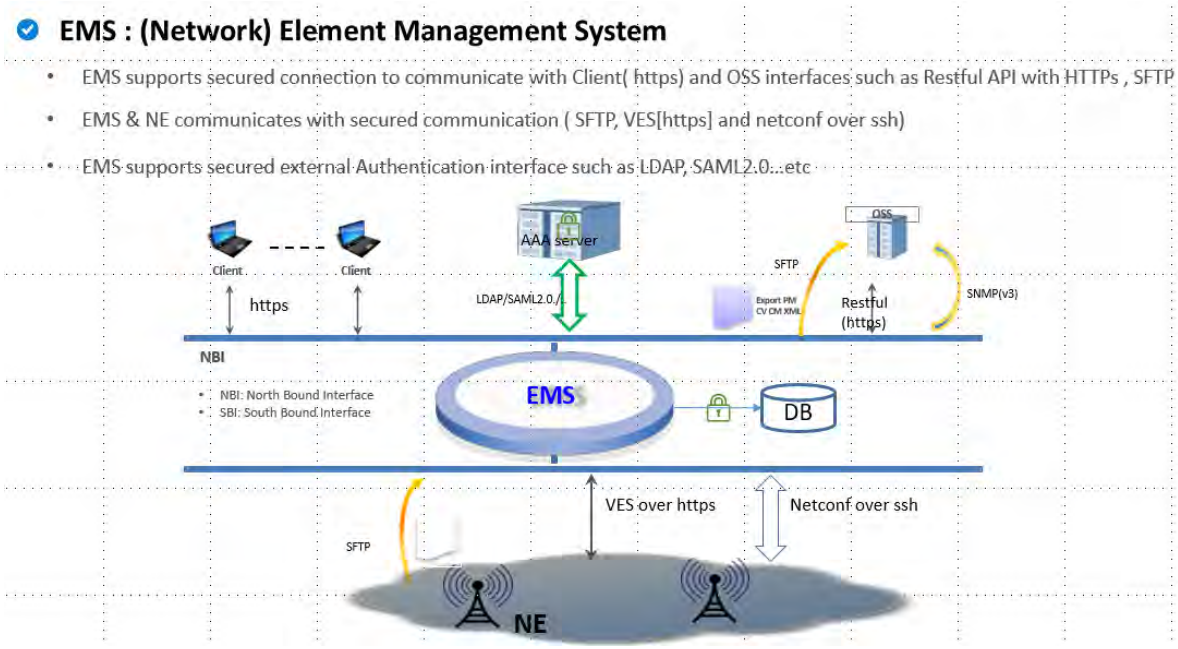
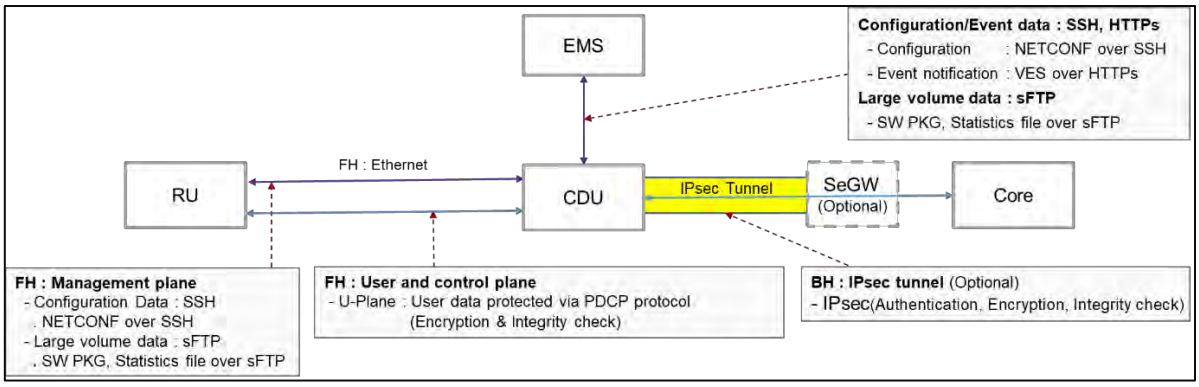


Figure 23 Element Management System

Secure connections are proposed from the cell sites to the three Data Centers in Media King's network to secure the backhaul connectivity. Communication between the cell sites and Hybrid core use IPSEC tunnel with the proposed Security Gateway. The CDU/RU are located at a cell site and EMS, SeGW, and core located in either Alhambra or Irvine data centers.



Software Security

Samsung operates a dedicated security team to enhance the product security. Samsung security team checks all products and senses new vulnerabilities from government agencies, vendors (OS, hardware, and software), and news and security organization. The following diagram provides the procedure and tools used for software security.

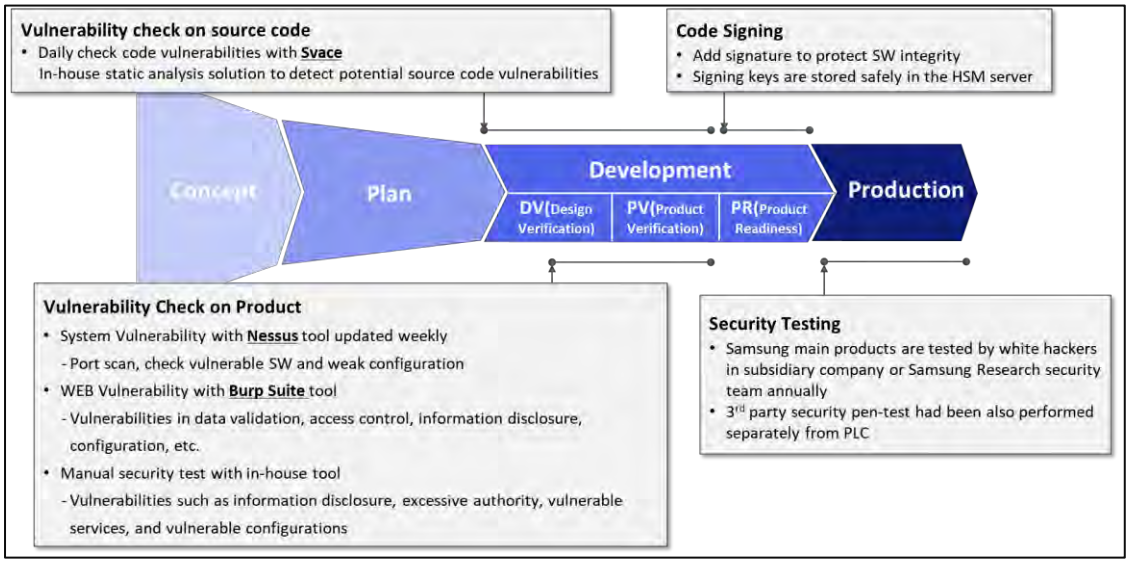


Figure 24 Software Security Scanning

2.7 Amdocs Monitoring and Analytics Portal

Amdocs network performance monitoring platform is a multi-technology, multi-vendor and one stop solution that fully addresses the needs of network management, for simple to extremely complex network organization.

The key functionalities of the platform following:

- Mediation platform to process performance and configuration data sets.
- Centralized and multi-vendor intelligent operational support system
- Automatic Root Cause Analysis Engine for problem identification

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3 Services

Amdocs as system integrator will play an important role in the growth of private network deployment since we will tie together all the network architecture elements in a multi-vendor implementation. Amdocs system integration capabilities that can address the network complexities in multi-vendor software and hardware integration, will be critical to ensure sustained growth of private network deployment as a new service in mobile networks.

3.1 Services Approach

Our approach to network deployment and system integration service is to strive for increasing automation and process simplification, which reduces time to market for the introduction of new services and technologies. We help service providers stay competitive in today's ever-changing telecom landscape by reducing time to market and improving customer experience.

To address the deployment challenges, Media King can look to Amdocs to bring in any wireless network related components required (RAN, EPC, SAS, CPE) and add our proven network services to help with design, build, and eventually operate with Amdocs network solutions.

To address the operational challenges, Media King can rely on Amdocs as their single point of contact in case there are any issue without the need to contact multiple vendors for different failures. Amdocs will figure out the root cause from an end-to-end perspective across all domains of the network and address those issues with the vendors directly.

3.2 Network Deployment

3.2.1 Network Deployment Architecture

The deployment topology for Media King's private LTE/5G network will leverage and prioritize the use of Media King's existing facilities, resources and communications infrastructure.
The PLTE FAN shall initially serve fixed wireless endpoints using End User Devices (EUD) that are modular or embedded with the field device or modular CBSD modems to wirelessly connect to the Media King PLTE network.

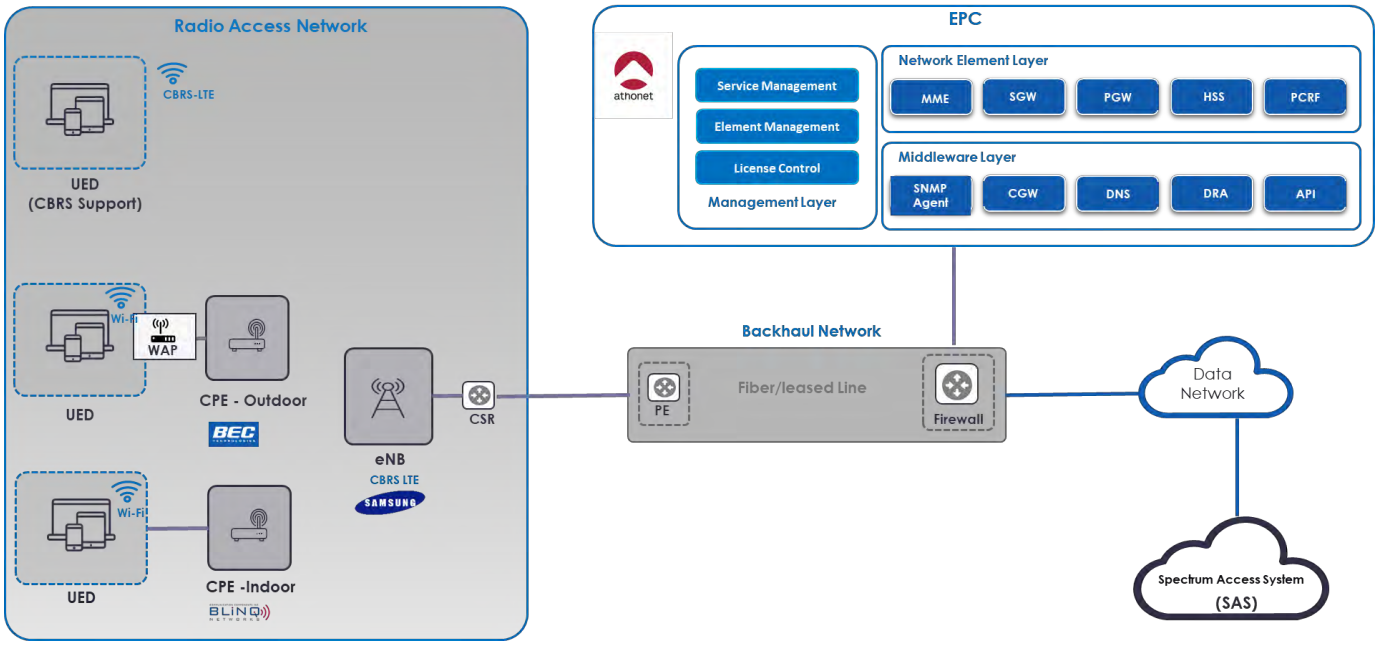


Figure 25 PLTE high Level Network topology

3.2.2 Network Planning

Radio network Design

The main aim of radio network design is to provide a cost-effective solution for the radio network in terms of coverage, capacity, and quality. The design process itself is not the only process in the whole network design and has to work in close coordination with the planning processes of the core and especially the transmission network. Amdocs proposed network design is comprising RF design and backhaul design.

Our proposed service will provide Media King with the best usage of their assets for infrastructure-based RF design, to ensure the required coverage objective and data offload while aiming for the lowest overall cost and maximum coverage per site. We will work with the relevant teams to support the acquisition of sites if needed, to refine the design iteratively through the acquisition process and to deliver the final design.

This service includes planning, dimensioning, and detailed design configuration of a network, including site location, eNodeB configuration, antenna configuration, traffic and data analysis. The design is based on customer requirements (for example all required services to support VoIP, Video calls and streaming).

The design process can be enumerated as:

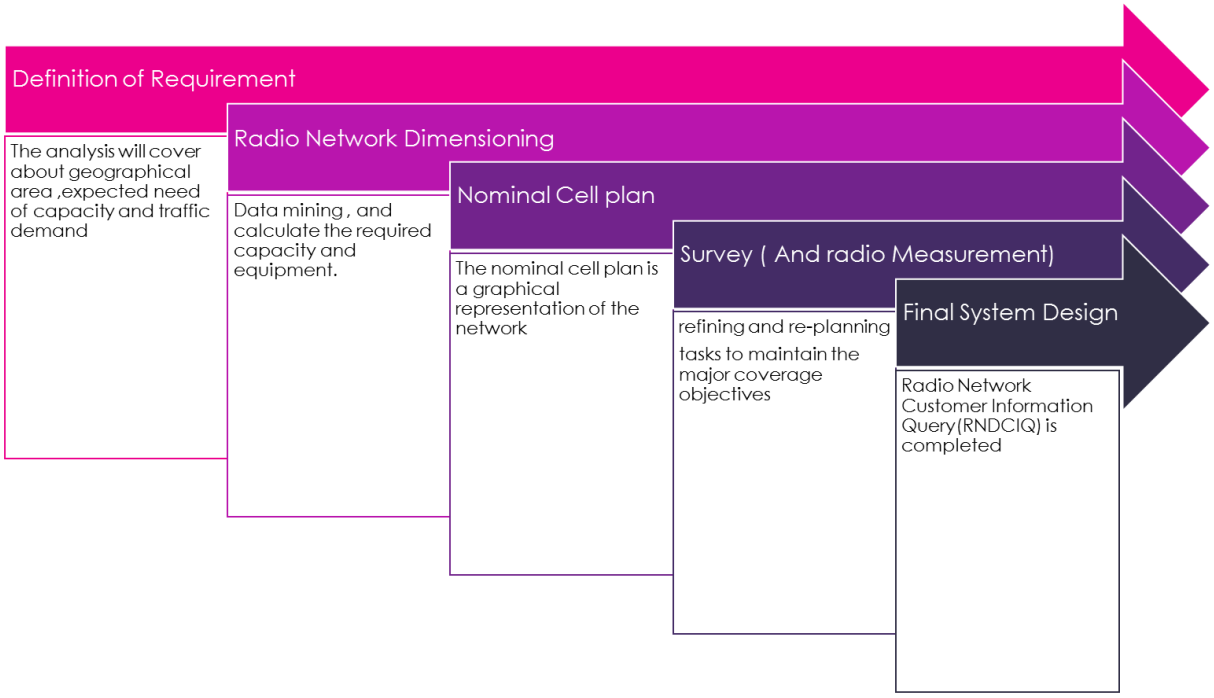


Figure 26 Radio Network design phases

Start-up and Information Gathering

This sub process is designed to start-up the radio network design and to gather and analyse all relevant information needed to carry out the design of a radio network. Map data provisioning is then performed by Amdocs to supply the project with digital maps, which shall be used during the radio network design. The maps are subsequently installed into the cell-planning tool.

Initial Site Survey

The Technical Site Survey is designed to provide a survey document to verify that the site is ready in all aspects before the installation takes place. The data that is typically collected in the site survey includes all relevant site information required by the network planning and environment description. It can determine whether the sites meet the requirements of the construction and equipment installation.

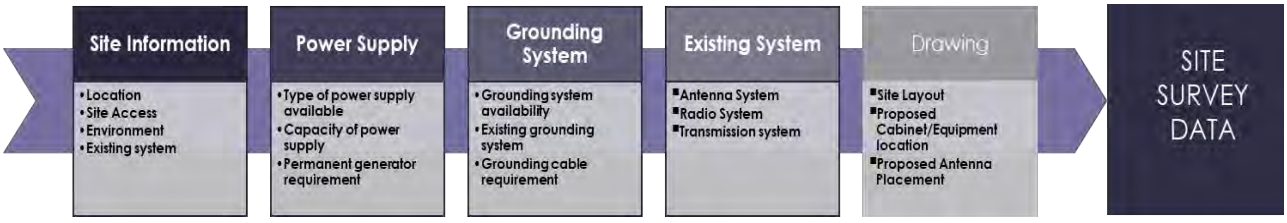


Figure 27 Site Survey Process

Please note, Media King will be responsible for field services including site survey.

Initial Radio Network Design

Amdocs will perform radio coverage calculations and traffic dimensioning based on Media King requirements. The outcome specifies nominal site data, preferred sites positions and related search areas suitable for eNodeBs ITE acquisition responsible.

Initial Radio Network Design consists of the following activities:

- Nominal Cell Planning
- Traffic Dimensioning
- Power Planning
- eNodeB Hardware Planning
- Coding Plan
- Coverage Calculations

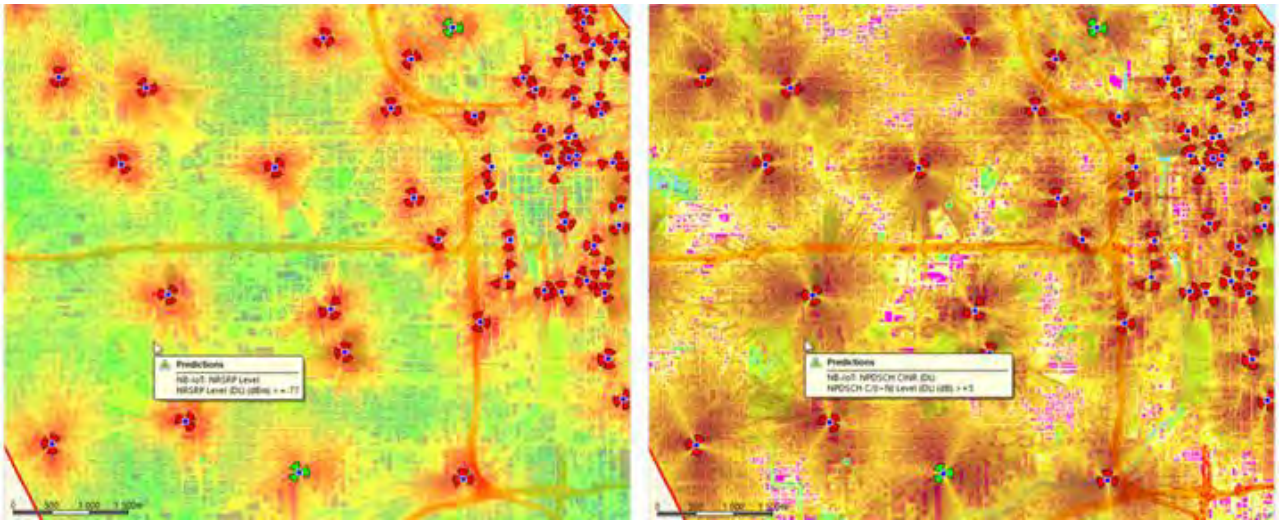


Figure 28 Coverage Prediction

Final Radio Network Design

Once we optimize and validate the RF predictions generated by the planning tool, the dimensioning of the RBS equipment, antenna, and parameter configuration is performed. The final cell plan is then produced. As the name implies, this plan is later used during system installation. In addition, a Radio Network Customer Information Query (RNDCIQ) document containing all cell parameters for each cell is completed.

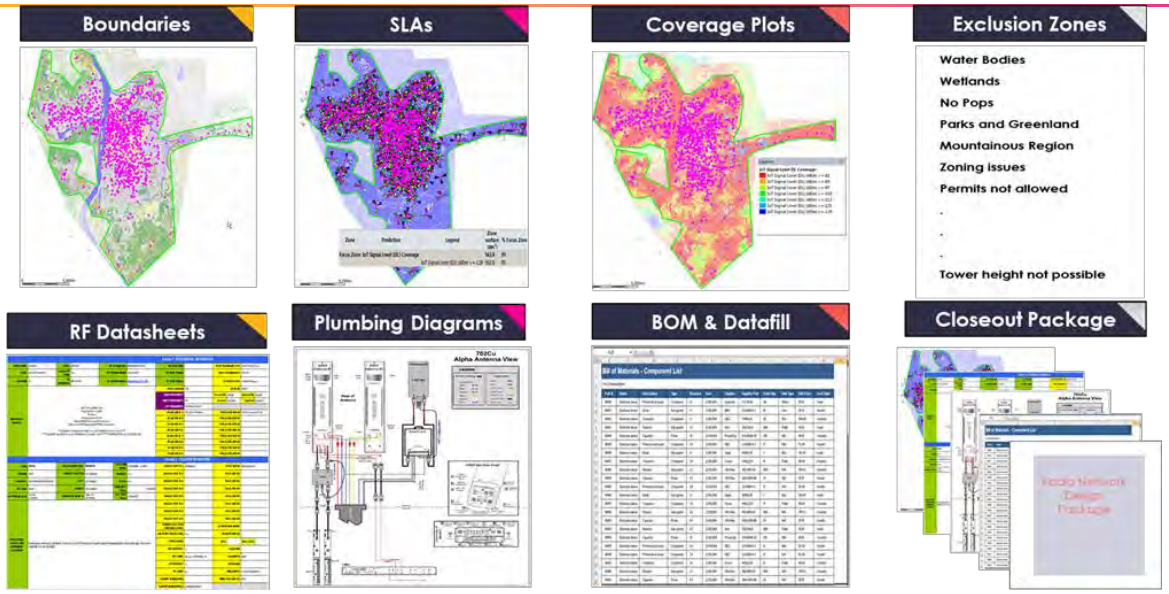


Figure 29 Network design process summary

Transport network Design

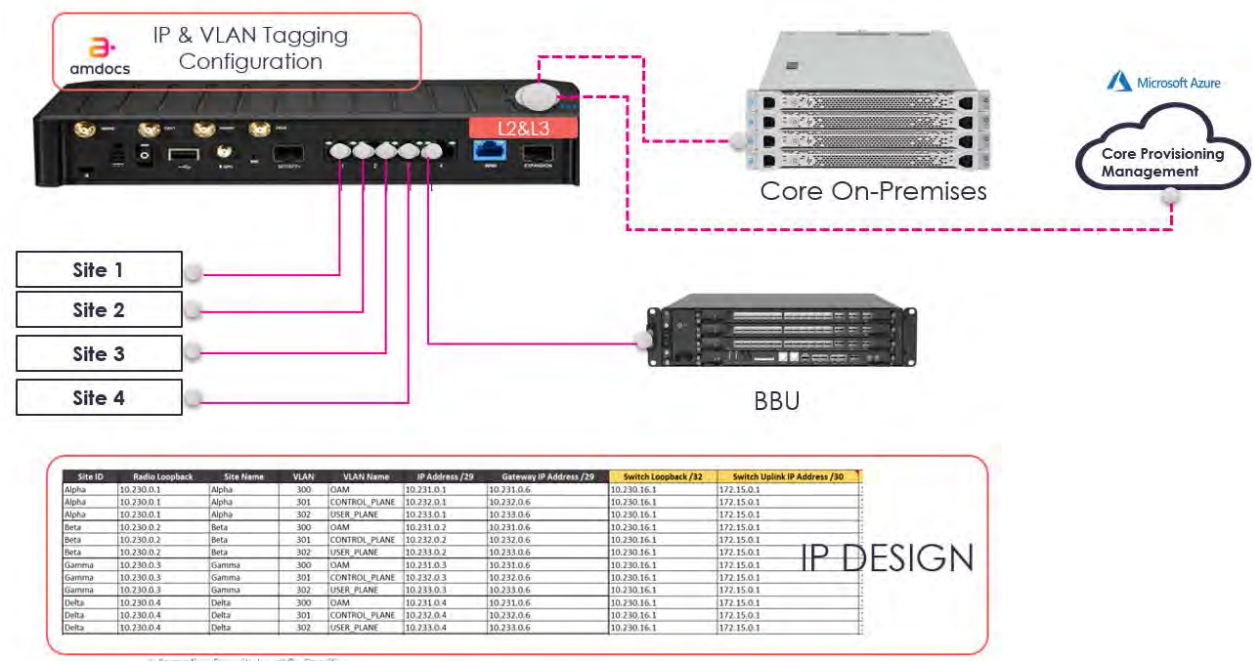
Backhaul Design

The design services include the following aspects:

- Path Engineering using microwave path tool, includes Final Path Design & Report
- Site Candidate & Donor Selection
- Regulatory Compliance / Microwave Site Audits: site surveys, display of link license documentation on site, coordinates verification, license status
- Microwave Site Audits
- Detailed Site Surveys
- Elevated, Field-Verified LOS

IP Design

LTE networks are all-IP networks. This means that they deliver all user traffic in IP packets and provide users with "always-on IP connectivity". When UE joins an LTE network, a Packet Data Network (PDN) address (i.e., the one that can be used in the PDN) is assigned to the UE for its connection to the PDN, and a default bearer is established in the LTE network (i.e., between UE and P-GW). This default bearer remains connected (i.e., the IP address assigned to the UE during the initial attach remains valid) until the UE is detached from the LTE network.



Site ID	Radio Loopback	Site Name	VLAN	VLAN Name	IP Address /29	Gateway IP Address /29	Switch Loopback /32	Switch Uplink IP Address /30
Alpha	10.230.0.1	Alpha	300	OAM	10.231.0.1	10.231.0.6	10.230.16.1	172.15.0.1
Alpha	10.230.0.1	Alpha	301	CONTROL_PLANE	10.232.0.1	10.232.0.6	10.230.16.1	172.15.0.1
Alpha	10.230.0.1	Alpha	302	USER_PLANE	10.233.0.1	10.233.0.6	10.230.16.1	172.15.0.1
Beta	10.230.0.2	Beta	300	OAM	10.231.0.2	10.231.0.6	10.230.16.1	172.15.0.1
Beta	10.230.0.2	Beta	301	CONTROL_PLANE	10.232.0.2	10.232.0.6	10.230.16.1	172.15.0.1
Beta	10.230.0.2	Beta	302	USER_PLANE	10.233.0.2	10.233.0.6	10.230.16.1	172.15.0.1
Gamma	10.230.0.3	Gamma	300	OAM	10.231.0.3	10.231.0.6	10.230.16.1	172.15.0.1
Gamma	10.230.0.3	Gamma	301	CONTROL_PLANE	10.232.0.3	10.232.0.6	10.230.16.1	172.15.0.1
Gamma	10.230.0.3	Gamma	302	USER_PLANE	10.233.0.3	10.233.0.6	10.230.16.1	172.15.0.1
Delta	10.230.0.4	Delta	300	OAM	10.231.0.4	10.231.0.6	10.230.16.1	172.15.0.1
Delta	10.230.0.4	Delta	301	CONTROL_PLANE	10.232.0.4	10.232.0.6	10.230.16.1	172.15.0.1
Delta	10.230.0.4	Delta	302	USER_PLANE	10.233.0.4	10.233.0.6	10.230.16.1	172.15.0.1

Figure 30 IP transport network design

3.2.2.1 eNodeB Integration

Amdocs has developed a unique approach to integration, involving remote expert engineering resources who work with the site construction and installation vendor during the build process to ensure that any issues arising from the site build work are addressed while they are still being deployed at the site. Amdocs' integration platform enables the construction and installation team to connect Amdocs remote engineers to the site to evaluate the installation of the site, to perform remote configuration of the radio equipment and to address any faults that occur due to installation issues or faulty hardware. With Amdocs' integration platform, SAI would be able to reduce the need for integration specialists in the field while ensuring the integration of network is completely on schedule and at a lower cost when compared with traditional integration approaches.

Amdocs system Integration services is comprised of data fill, scripting, commissioning, network audit and project management during the whole integration process. Amdocs will support Media King to support faster, reliable network deployment.

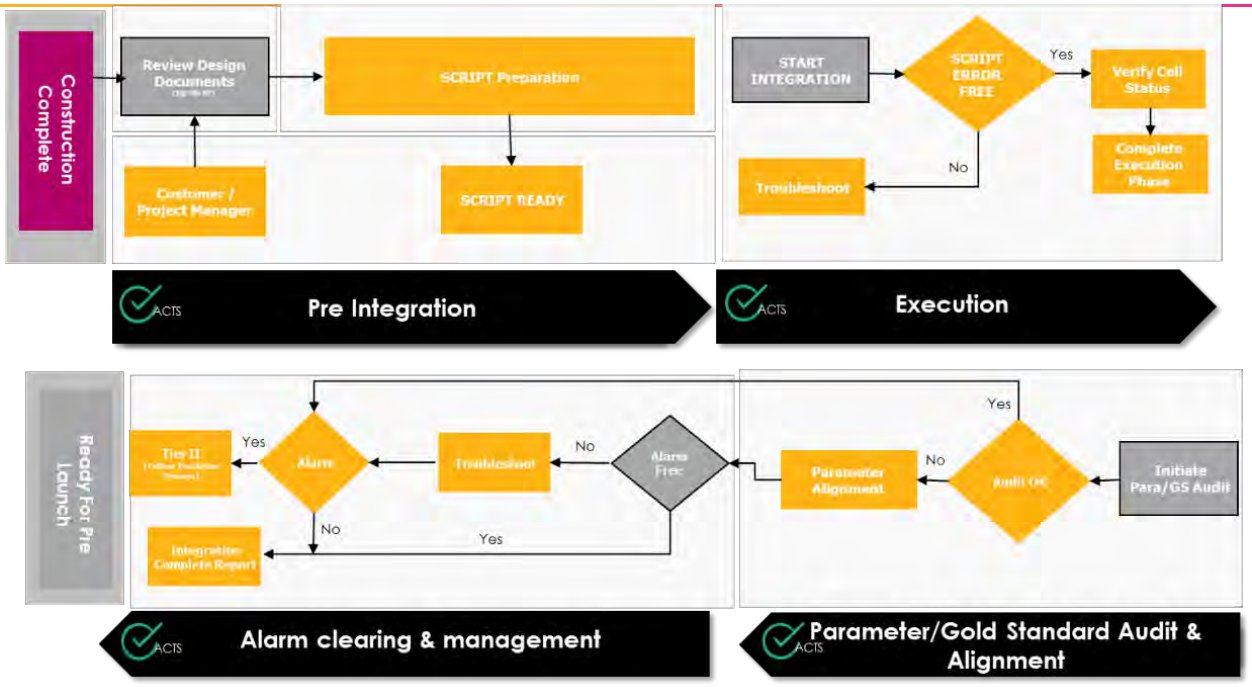


Figure 31 Integration Process approach

3.2.2.2 Core Network Configuration

The EPC represents the Core of an LTE network. It is formed by multiple nodes, the main ones being MME, SGW, PGW and HSS. These nodes offer multiple functionalities like mobility management, authentication, session management, setting up bearers and application of different Quality of Services.

Network core setup will consist of EPC - install & configure the systems, interoperability with RAN testing.

the Evolved Packet Core (EPC) core network is consisting of network elements:

- Serving Gateway (SGW):
- Packet Data Network Gateway (PGW)
- Policy Control and Charging Rules Function (PCRF)
- Home Subscription Server (HSS)
- Mobility Management Entity (MME)

Sample deployment architecture:

Edge High availability with Active/Standby option. In this option, one Edge is active, while the second is in standby mode. all UE traffic is passed via the Active side. the standby Edge signals eNodeB that MME is not available and closes the link towards the local network.

The local network router is responsible to have proper routing that reflects the fact that both vRouters share the same UE IP Address space

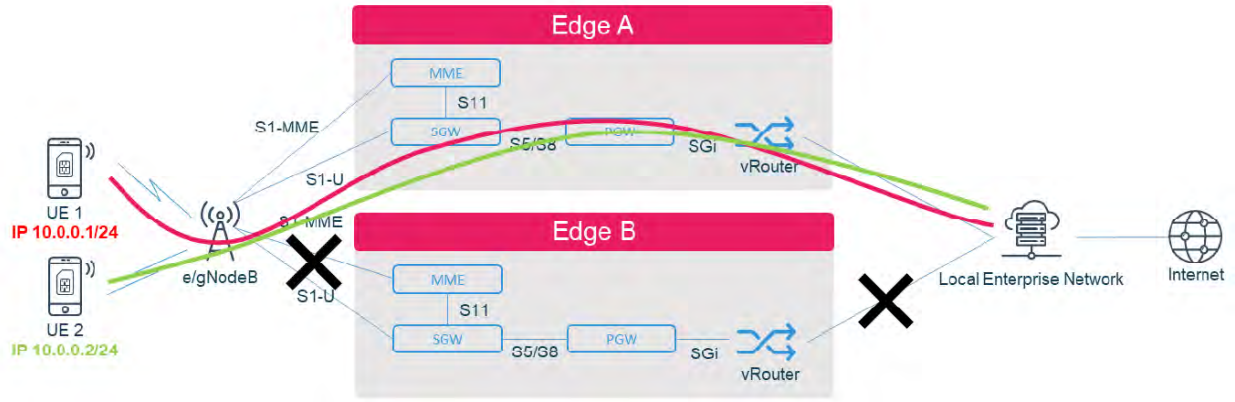


Figure 32 Sample deployment architecture

3.2.2.3 Integration Capability

Amdocs with 3 Global Delivery Centers (NPG- Network Provisioning Group) supporting 24x7 operations, Amdocs can ramp up/down the deployment in a short period of time. In some deployments Amdocs was able to integrate up to 700 carrier integrations in a single maintenance window. Each deployment requirement will be studied, and a detailed rollout plan will be reviewed & approved by Media King.

Figure 33 Integration Capability

3.2.3 Testing and Design Optimization

The Amdocs proposal aims to increase the efficiency and reducing the cost without compromising the quality of site optimization process.

Testing and design optimization is divided into 3 phases:

Phase 1: Initial Network Assessment

Phase 2: Pre-Launch Optimization Phase

Phase 3: Post-Launch Optimization Phase

Initial Network Assessment

The Amdocs RF Optimization team will prepare and deliver a parameter, RF coverage audit, and site health check. The parameter audit will include the baseline parameter that is agreed upon between customer and Amdocs. The parameter audits are standardized with respect to the technology and vendor. Any discrepancies found will be evaluated to improve the performance.

Pre-Launch Optimization Phase

Amdocs considers that simple activation is not sufficient enough to ensure the desired performance, even if it has been following the configuration planning and baseline implementation.

Pre-Launch Activities:

- Drive and Stationary test at CPE level will be performed during the pre-Launched optimization phase. It will capture the coverage and user experience with different call scenarios at devices locations.
- Amdocs will be responsible for report generation and analysis of the drive test log data. The recommendations and summary will be compiled in pre-and post-launch optimization reports.
- Problematic Area Analysis and Recommendation

  Actix Analyzer solution helps the engineers with a detailed analysis, identified cause, and diagnosis of drive events. Selecting an individual event displays the KPIs and the event on the map for detailed analysis. Radio network analysis enables the analysis and verification of RF conditions including Call Event Analysis and coverage analysis.
- Parameter Change Implementation

  Compile all parameters and recommendations and send to the Media King team for approval prior to implementation and execute the changes during maintenance window.

Post-Launch Optimization Phase

Post-Launch Optimization is performed after a site is launched, in order to monitor the performance of the site. Amdocs takes a step-by-step but cohesive approach to target the coverage and capacity, using the existing infrastructure and minimizing the need for additional RAN expansion costs.

- Performance Monitoring Statistics KPI

The Radio network KPI can be used for monitoring and optimizing the radio network performance in order to have better subscriber – perceived quality or better use of the installed resources.

The KPI monitoring will include:

- Daily KPI monitoring (site and carrier level) using KPIs defined in agreement with Claro
- Reporting will be done with the ability to drill down to the offending cells that may be causing the KPIs to fail
- This monitoring will be done using the help of a centralized team

Coverage Optimization

- Coverage analysis is based on OSS PM KPIs and correlation with Drive Test result. It's aim is to improve the site RF coverage performance. RF shaping is carefully performed by methodically looking into the propagation plots, identifying the terrain, and path loss.
- Take necessary action on overshooting /undershooting cells
- Remove pilot pollution
- Parameter changes to optimize coverage

Coverage Optimization

A combination of signal strength (RSRP) and quality (RSRQ) measurements are used as the criteria to initiate the analysis for coverage. Each step in the analysis flow addresses different type of network performance issues such as:

- Over shooter Detection
- Antenna Visualization Simulation for Tilts Recommendation
- Poor Coverage Hotspots
- Cell level PM/OSS KPI stats
- Site Configuration Data
- Cell Parameters Alignment

Proposed Test Cases

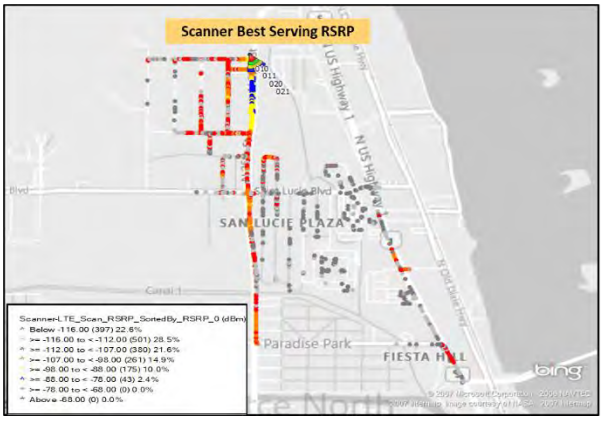
Below are proposed test cases with main objective to validate the user experience to achieve the max DL throughput and the performance of the Radio system:

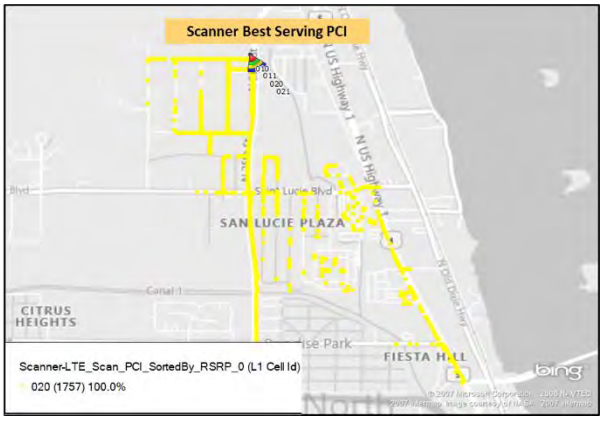
- Drive testing predefined cluster and agreed upon drive routes to measure coverage.
- Stationary testing at site location.

Table 3 Proposed Test cases

Basic Test Cases	
BT-01	Attach and detach
BT-02	Latency. 10x ping. Repeat 10 times. Min/Mean/Max
BT-03	Start data session. UL and DL data transfer. Verify MIMO used.
BT-04	Multiple PDNs
BT-05	Re-establishment (lose network and re-connect)
BT-06	Verify that the Cell selection is successful
BT-07	Verify UE initiated detach procedure (UE power off)
BT-08	Verify that MME initiated detach procedure with UE is in IDLE Mode
Performance	
Throughput	
PER-01	Single UE, DL throughput 64QAM, mean throughput
PER-02	Single UE, DL throughput 64QAM, MIMO usage
PER-03	Single UE, DL throughput 64QAM, CQI and SINR reporting
PER-04	Single UE, UL throughput 16QAM, CQI and SINR reporting
PER-07	Single UE, DL throughput 256QAM, mean throughput
PER-08	Single UE, DL throughput 256QAM, CA used (2 carriers)
PER-09	Single UE, UL throughput 64QAM, mean throughput

Basic Test Cases	
PER-10	Single UE, UL throughput 64QAM, MIMO usage
PER-11	Single UE, UL & DL throughput, different PDN for UL and DL
PER-12	Multi-UE, UL & DL throughput, different QCIs
PER-13	Max number of users in a cell. Modify limit and observe change in active number of users. Assess DL and UL performance.
Stability Test Cases	
STAB-01	10x ping. Min/Mean/Max
STAB-02	Continuous DL throughput for 0.5-1 hour, static, multi-UE
Operational Test Cases	
OP-01	Alarms. Check relevant alarms raised
OP-02	Acknowledge active alarm. See it is no longer active.
OP-03	Activate PM counters
OP-04	Check KPIs after long duration tests
OP-05	Activate PM event collection





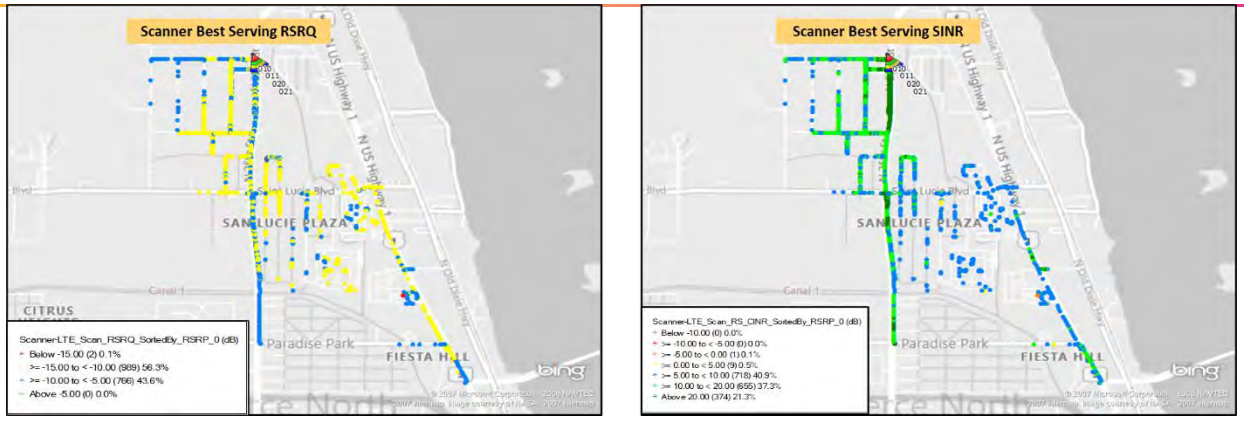


Figure 34 Sample of Drive Testing Result

- Site Alarm Information

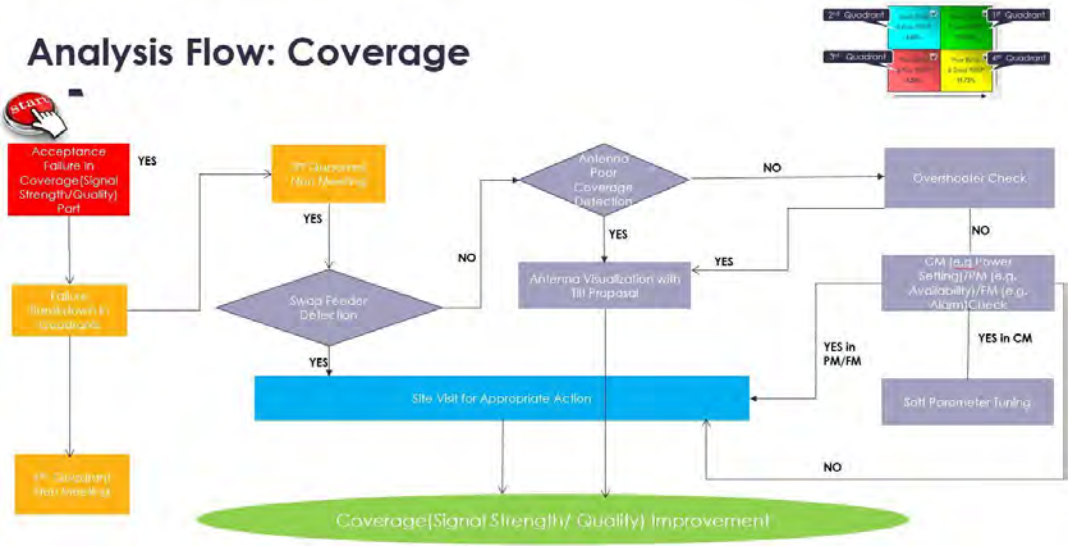


Figure 35 Analysis Flow: Coverage

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3.2.4 Health and Safety

Amdocs conducts business in an environmentally responsible manner by minimizing the environmental impact of our operations.

Figure 36 Amdocs Environment, Health and Safety (EHS) Program

Amdocs is committed to provide all the employees and personnel with a safe and healthy working environment which complies with all applicable standards, laws, and regulations.

Amdocs is certified by Environmental and Health & Safety Management Standards - ISO 14001 and ISO 45001.

3.3 Network Management service

3.3.1 Network operation support

Amdocs' support package provides a personalized, proactive support experience that is designed to deliver business innovation and maximize the value of customer investment in Amdocs' private network solution.

Amdocs provides three support options for monitoring private networks:

Option 1 – Amdocs provides only L3 support

- 5x8 L3 support of RAN and Core network
- Ownership of resolution with vendors

Option 2 – Amdocs provides L2 and L3

- 5x8 support of RAN and Core network
- Ownership of escalation and resolution
- SLA compliance with escalation matrix for different severities

Option 3 – Amdocs fully provides all levels of support

- 24x7x365 support and monitoring of RAN and Core network
- Full ownership of monitoring, escalation and resolution
- SLA compliance with escalation matrix for different severities

3.3.2 Network operation and maintenance

Amdocs Open Network support is designed to offer a hassle-free, case handling experience. With support options ranging from online support services to one-on-one interactions, Amdocs provides support that is secure, responsive, and reliable. When necessary, Amdocs Open Network support organization will cooperate closely with Amdocs Delivery support teams and with the System Integrator teams to ensure that information is being shared between the teams.

24 x 7 x 365 for Business-Critical Cases

Business-critical situations (which are Severity Level 1 cases are handled 24x7, and the entire process is transparent so that customer always know exactly how the end-to-end case flow is progressing. All other situations will be handled during business hours.

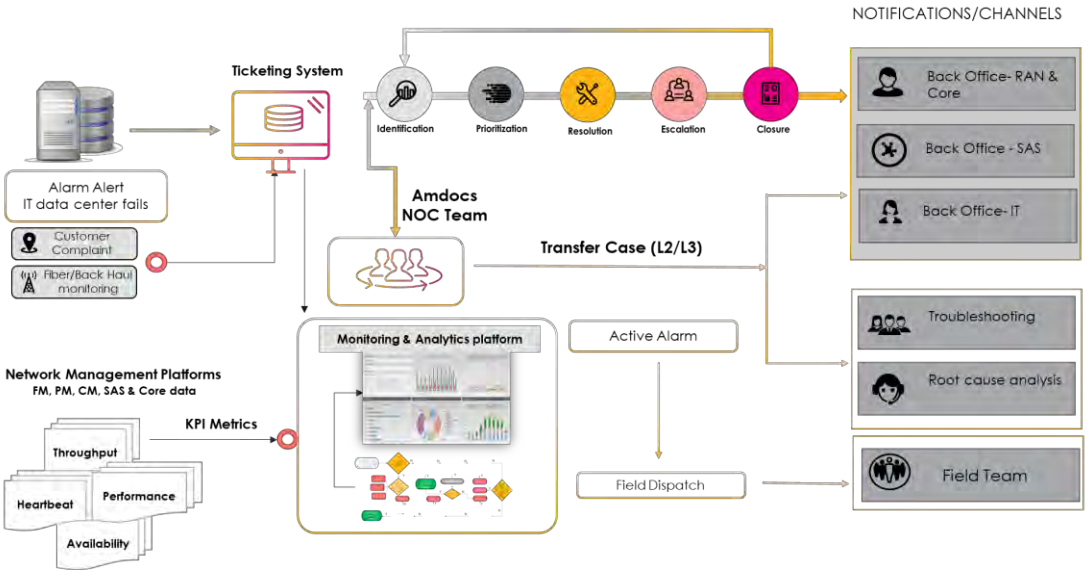

Figure 37 Private Network – Operations and Monitoring Process

Centralized Front Desk

Via a centralized Front Desk that provides worldwide coverage, Amdocs Preferred Support entitles customers to around-the-clock access to contact the support channel, regardless of time-zone and time of day. Our Front Desk team (the L1 Support) accepts cases, performs an initial assessment, and routes them to the appropriate Network expert teams. The L1 Support remains active throughout the entire process to validate that the cases are being resolved as described herein.

Response Time

Amdocs is committed to excellent service and rapid time to resolution. Following are the L1 Support target times for accepting a case, initially assessing, and routing:

Table 4 Response time SLA example

Severity	L1 Support target
Severity 1	Up to 30 minutes
Severity 2	Up to 1 hour
Severity 3,4	Up to 3 hours

Industry Proven Case Flow Methodology

Amdocs Open Network support operation is based on a well-defined, transparent case flow methodology. From initiation through resolution, this methodology is aimed at ensuring that we take immediate ownership of the cases and efficiently advance them across different levels of support and domains. Case tracking is intuitive and easy; we can always know the exact status of a case. Our built-in priority management and escalation processes ensure that high-priority issues are handled appropriately.

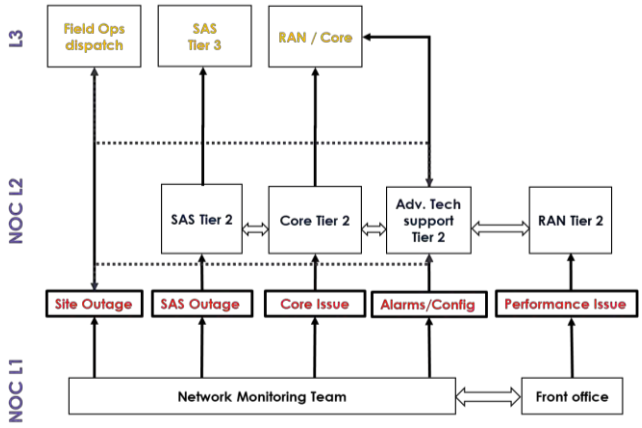

Figure 38 Case Flow Methodology

Escalation to Third Line support will be governed by Work Level Agreement terms and handled by L2 support Managed Services team representatives responsible or directly from Media King side. When an issue is encountered with network operation, Amdocs will provide an initial analysis to determine its root cause. Should a problem be related to software or hardware, Amdocs will forward the matter to the relevant third party for further handling.

Amdocs also will be responsible to ensure that L3 Support team provides a report that contains a detailed description of the disturbance and recommendations of actions after service has been restored, a regular meeting between Amdocs and Media King team will be setup to govern the network operation issue.

Incident and Service Request Management

Below is the example of issue resolution, where the customer opens a ticket, and the issue is forwarded to Amdocs.

Based on the nature of the issue, Amdocs may resolve the issue, if it relates to one of the applications we manage, or we route the issue ticket to the appropriate level 3 vendor for resolution.

Regardless, Amdocs maintains responsibility to ensure the issue is resolved on time.

Figure 39 Incident management flow

Continuous Support Services

Amdocs' commitment to continuous support is backed by Amdocs' unmatched industry experience and built-in measures to proactively adjust, update, monitor the network performance, and keep the systems running reliably and at peak performance.

Proactive Maintenance Releases

Amdocs Open Network Support proactively works to support continuous improvement of the underlying operation of your network and the prevention of possible faults. Our service includes all, or some, of the following types of maintenance releases:

- Hot Fixes – For exceptional cases. Aimed at immediately resolving critical problems for specific customers.
- Patch Bundles – Proactive, periodic releases that aggregate all fixes driven by worldwide installations.
- Service Packs – Released regularly. Composed of a group of Patch Bundles and possibly third-party software upgrades and product enhancements.
- Customer-initiated Enhancement Requests – Requests for additional features or functionality that are aligned with the OEM product roadmap and are qualified to be included in a future release.

Online Download Center

The Amdocs Open Network Support Download Center offers a convenient, secure, and easy way to obtain maintenance releases, along with their related documentation, when they are available. This centralized portal for searching and downloading software and documentation is designed specifically to help customers keep their software up to date and to simplify their update process.

Advanced Tools and Services

Amdocs Open Network Support offers advanced tools and services which are integrated within the Preferred Support to continuously improve the underlying operation of the network performance and to proactively prevent faults.

The Amdocs analytics tool provides embedded monitoring and improved problem diagnostics for network performance, based on root cause analysis technology. This tool correlates information from multiple sources, allowing you to better understand problems. It is integrated with the Amdocs product knowledge base and is therefore designated to find immediate solutions and enables packaging and sending, relevant data to the Amdocs Product Support experts.

3.4 Training and Competence development

Amdocs will perform competency development and knowledge transfer service to enable the Media King team to build the technical competency and knowledge of all existing operations/optimization and managed services resources. Amdocs will ensure up-to-date information is available during the term. The scope of such training and competency transfer will only include services related to that provided by Amdocs.

Amdocs will be responsible for providing the knowledge management services including but not limited to:

- Updating knowledge database following all events, incidents and problems and reviewing the content on a weekly basis
- Ensuring the Media King teams has access to experts and training/knowledge system
- Providing the Media King personnel with suitable training in the use of the knowledge database

The complete training and continuous competency transfer will be provided including development and knowledge transfer plan with clear milestone, work breakdown structure, topic and requirements, expected deliverables, time frame, and periodically report the progress implementation of this plan to Media King. The training module will be included but not limited to:

- Fault management,
- System configuration,
- Change management,
- Performance management,
- Network surveillance, and performance monitoring,
- New network elements acceptance and network commissioning,
- Network performance monitoring and optimization,
- Network integration, rollout, and deployment services,

3.5 Project management

The Amdocs team will have a dedicated project manager to work closely with Media King to ensure that the scope and direction is on schedule and also service delivery in the most efficient way. Some of proposed tasks of the project management are:

- Provide Schedule management
- Provide Activities List
- Provide Project Schedule network diagram
- Provide Resource Breakdown structure
- Provide activities duration estimation
- Organize and hold the customer meeting

The project management is supported by Amdocs project management tool that provides end-to-end project visibility for both Amdocs Project Managers and Media King Project management teams.

Amdocs Network rollout management will orchestrate all pieces to align service solution and deployments with stakeholders. Regarding quality management, Amdocs will

provide quality standards and tools to ensure processes are followed and deliverables achieve quality goals.

Figure 40 End-To-End Project Management

Amdocs Project Management will orchestrate all aspects to align service solution and deployments with stakeholders. The project management will have 5 broad phases:

Phase 1: Project Initiation

Goal of this phase is to define the project at a broad level. During this phase, all information will be gathered which is required for the execution of the project such as:

- Network information
- Network topology
- Media King expectations
- Stake holder information etc.

Phase 2: Project Planning

During the project planning phase, all internal & external process & communication matrices which are required to execute the project will be made. The planning stage also includes RACI (Responsible, Accountable, Consult, Inform) matrix for clear communication channel between different stakeholders & Amdocs.

Phase 3: Project Execution

During this phase, deliverables will be developed and completed, main activities will be resource aligned with correct & agreed processes implemented to execute defined activities.

Phase 4: Project Performance/Monitoring

This phase involves measuring project progress and performance and checking for alignment with the project management plan. The target of project performance/monitoring is to track the project on day-to-day basis & control any deviations due to internal or external factors.

Phase 5: Project Closure

All activities will be delivered on time based upon agreed format & reporting structure.

The Amdocs team will include a dedicated Project Manager and coordinators who will work closely with Media King and its deployment partners to verify scope and schedule adherence. PM activities include the following:

- Initial project setup, creating project plan, milestone definition, risk mitigation, logistic coordination
- Project Schedule, Resource planning
- Review of site drawing based upon survey
- Coordination with I&C vendor involved in transportation of the equipment from warehouse to site
- Checking that installation quality is maintained as per the UPS checklist and with agreed quality standards
- Tracking of deployment activities
- Submission of daily project summary along with weekly tracking report.
- Schedule daily stakeholder calls & weekly project management meeting to discuss open points & project status.
- Managing Media King's vendors involved in deployment project

4 Preliminary RF Design

The aims of radio network design is to provide a cost-effective solution for the radio network in terms of coverage, capacity, and quality. The design process itself is not the only process in the whole network design and has to work in close coordination with the planning processes of the core and especially the transmission network. Amdocs proposed network design is comprising RF design and IP network design.

4.1 CBRS Spectrum availability

Amdocs RF design team has conducted a spectrum availability analysis that shows based on incumbent activity and other stats. The following table shows the CBRS frequency available in each Site plan locations.

No	Address	Lat	Long	Available Freqs
1	Pine Tower 1500 Pine St.	41.244417	-95.936733	3550-3580, 3630-3700
2	Florence Tower 5100 Florence Blvd	41.305291	-95.943481	3550-3580, 3630-3700
3	Jackson Tower 600 S. 27th St	41.253957	-95.952324	3550-3580, 3630-3700
4	Park North 1501 Park Ave	41.244811	-95.955462	3550-3580, 3630-3700
5	Park South 1601 Park Ave	41.243896	-95.955455	3550-3580, 3630-3700
6	Highland Tower 2500 B St.	41.225071	-95.94827	3550-3580, 3630-3700
7	Evans Tower 3600 N 24th St	41.291976	-95.947401	3550-3580, 3630-3700
8	Underwood Tower 4850 Underwood Ave	41.265452	-95.987249	3550-3580, 3630-3700
9	Crown Tower 5904 Henninger Dr.	41.315278	-96.002593	3550-3580, 3630-3700
10	Kay-Jay Tower 4500 S. 25th St	41.21408	-95.948939	3550-3580, 3630-3700
11	Benson Tower 5900 NW Radial HWY	41.286953	-96.004177	3550-3580, 3630-3700

4.2 Objective and Strategy

The Radio network was designed to meet the use cases based on Media king requirements. The proposed design will provide macro layer radio service coverage within the target service area based on User Equipment Device (UED) category Assumptions.

Our RF design uses Samsung radio equipment of the CBRS 4T4R LTE TDD system with 3 devices (EUD, Cat A, Cat B) as the requirement.

Figure 41 Target Geographic Area of Coverage

4.3 Design Tool

We are currently using planet by Info Vista as RF planning tool. Planet excels at accurate predictive modeling so that we can reliably simulate the network performance and benefit from efficient planning and optimal ROI in Media king deployments.

The coverage prediction is performed using:

- 10m resolution terrain height
- Clutter and clutter heights
- Ray tracing deterministic propagation model (Planet Universal Model).
- The coverage predictions were run for a terminal at an average height of 3 meters

4.4 Technical Specification & Planning Conditions

The following table is technical specification for the proposed design

Table 2. Technical specification

Category	Parameter		Values
Common Parameter	Frequency		3540 MHz
	Band		CBRS Channel 48
	Bandwidth/sub-carrier spacing		20 MHz/15KHz
	Duplexing		TDD (DL: UL = 1:1)
	Channel Model		Ped-B-3km/h
	Penetration Loss		0 dB (Outdoor)
Design Requirement	Coverage	Target service @ cell edge	UL 0.144Mbps

Category	Parameter	Values
	Ant. Type	4T4R

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eNB Parameter	# of Tx/Rx Path	4/4
	Cable Loss /Noise Figure	0 dB/ 5.0 dB
	Antenna gain	17.4dBi (sectorized); 11dBi (Omni)
	EIRP	47 dBm
UE Parameters	# Of Tx/Rx Path	1/4
	Transmit Power	23 dBm
	Cable Loss /Noise Figure	0dB / 7dB
	Antenna gain / Height	0 (EUD), 0 (Cat A), 15(Cat B) dBi / 3.5m
	UE Location	Outdoor

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4.5 LTE Radio Link Budgeting

The link budget calculations estimate the maximum allowed signal attenuation g between the mobile and the base station antenna. The maximum path loss allows the maximum cell range to be estimated with a suitable propagation model. The cell range gives the number of base station sites required to cover the target geographical area. The following table shows LTE link budget for the uplink, assuming a 144-kbps data rate. The total bandwidth is 20 MHz CBRS Channel.

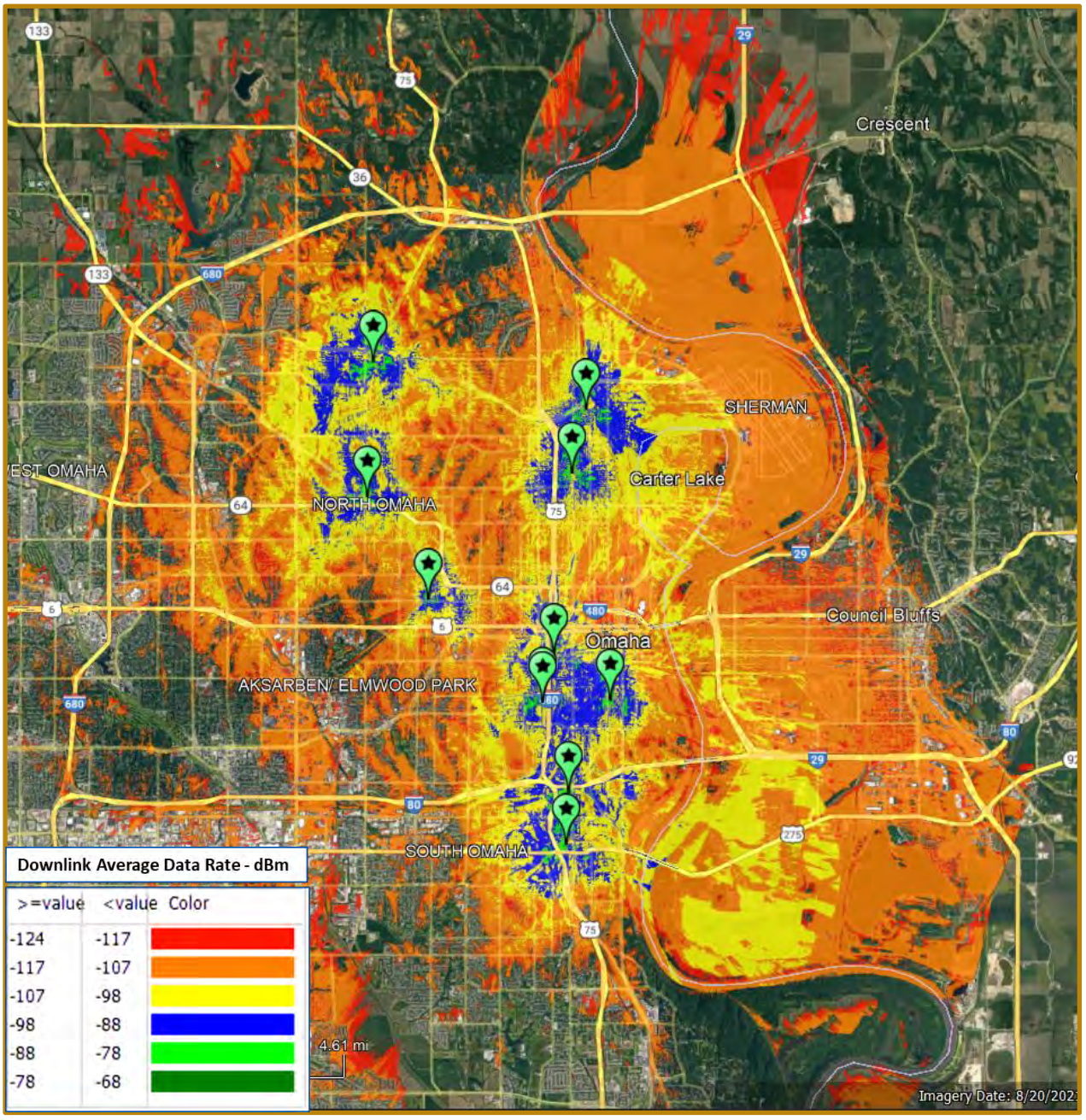
Table 3. RAN Uplink Link budget

		Cat-EUD	Cat-A	Cat-B
Uplink	**Mbps**	**0.144**	**0.144**	**0.144**
Total Bandwidth	MHz	20	20	20
Channel Bandwidth	MHz	20	20	20
No. of CC		1	1	1
No. of Tx Antenna		1	1	1
Used RB		12	12	12
MCS		0	0	0
No. of Layer		1	1	1
Tx Parametrs (UT)				
RF Power	dBm	23.0	23.0	23.0
Antenna Gain	dBi	0.0	7.0	14.0
Feeder Losses	dB	0.0	0.0	0.0
EIRP	dBm	23.0	30.0	37.0
EIRP / RB	dBm	12.2	19.2	26.2
Rx Parameters (gNB)				
Thermal Noise Density	dBm/Hz	-174.0	-174.0	-174.0
Noise Bandwidth	dB-Hz	52.6	52.6	52.6
Thermal Noise Power	dBm	-121.4	-121.4	-121.4
Noise Figure	dB	5.0	5.0	5.0
Noise Floor	dBm	-116.4	-116.4	-116.4
Required SINR	dB	-6.2	-6.2	-6.2
Rx Sensitivity	dBm	-122.6	-122.6	-122.6
Antenna Gain	dBi	17.4	17.4	17.4
Feeder + Jumper Losses	dB	0.0	0.0	0.0
Angular Spread Loss	dB	0.0	0.0	0.0
Max Pathloss Unloaded	dB	152.2	159.2	166.2
Interference Margin	dB	0.3	0.3	0.3
Fading Margin	dB	5.2	5.2	5.2
Handover Gain	dB	0.0	0.0	0.0
Penetration Loss	dB	0.0	0.0	0.0
Maximum Allowable Path Loss	dB	146.7	153.7	160.7

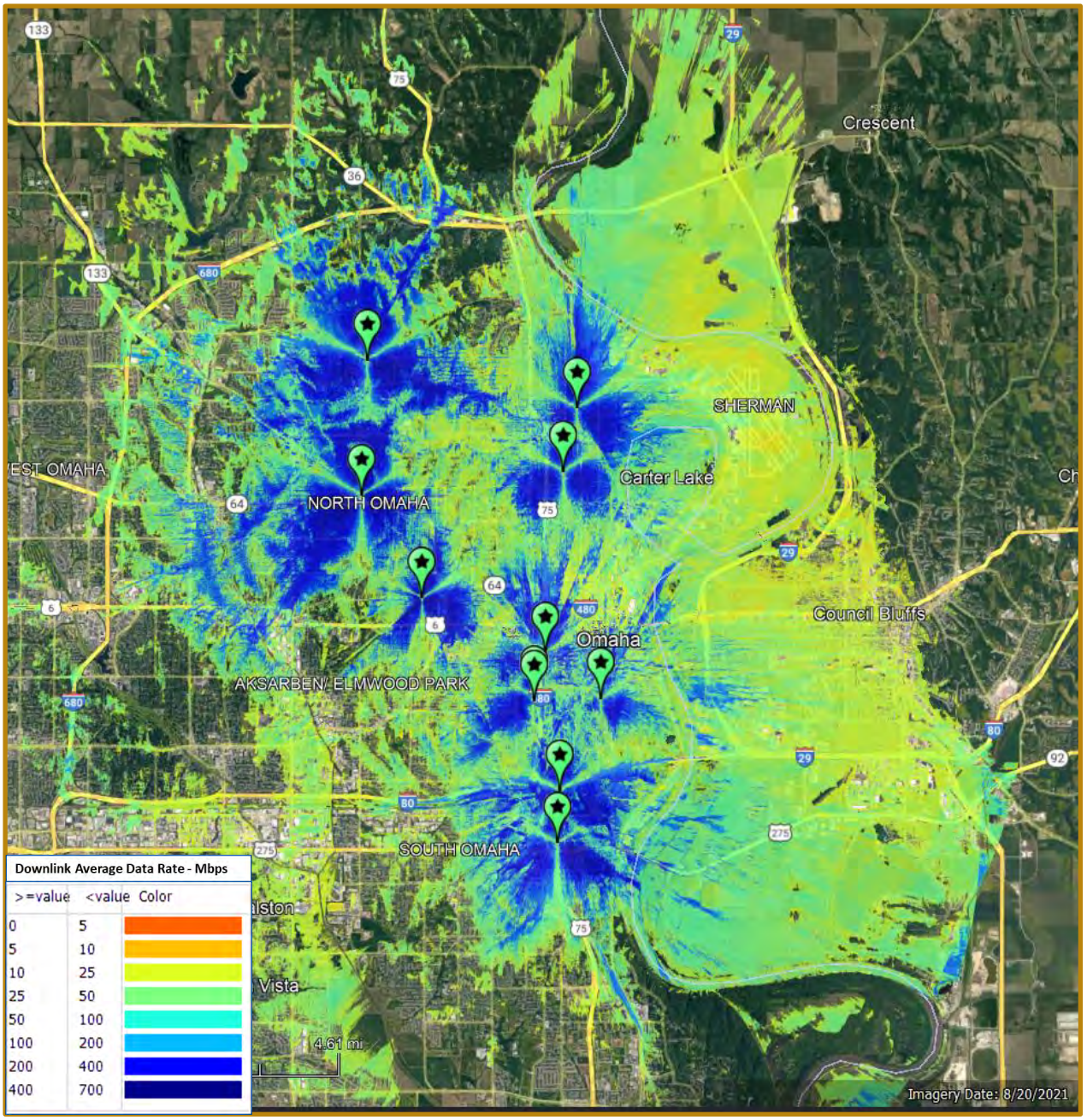
4.6 Coverage Plot

The following pictures depict the coverage plot based on preliminary design and provided site locations

4.6.1 Outdoor CPE RSRP



4.6.2 Outdoor CPE Downlink Average Throughput



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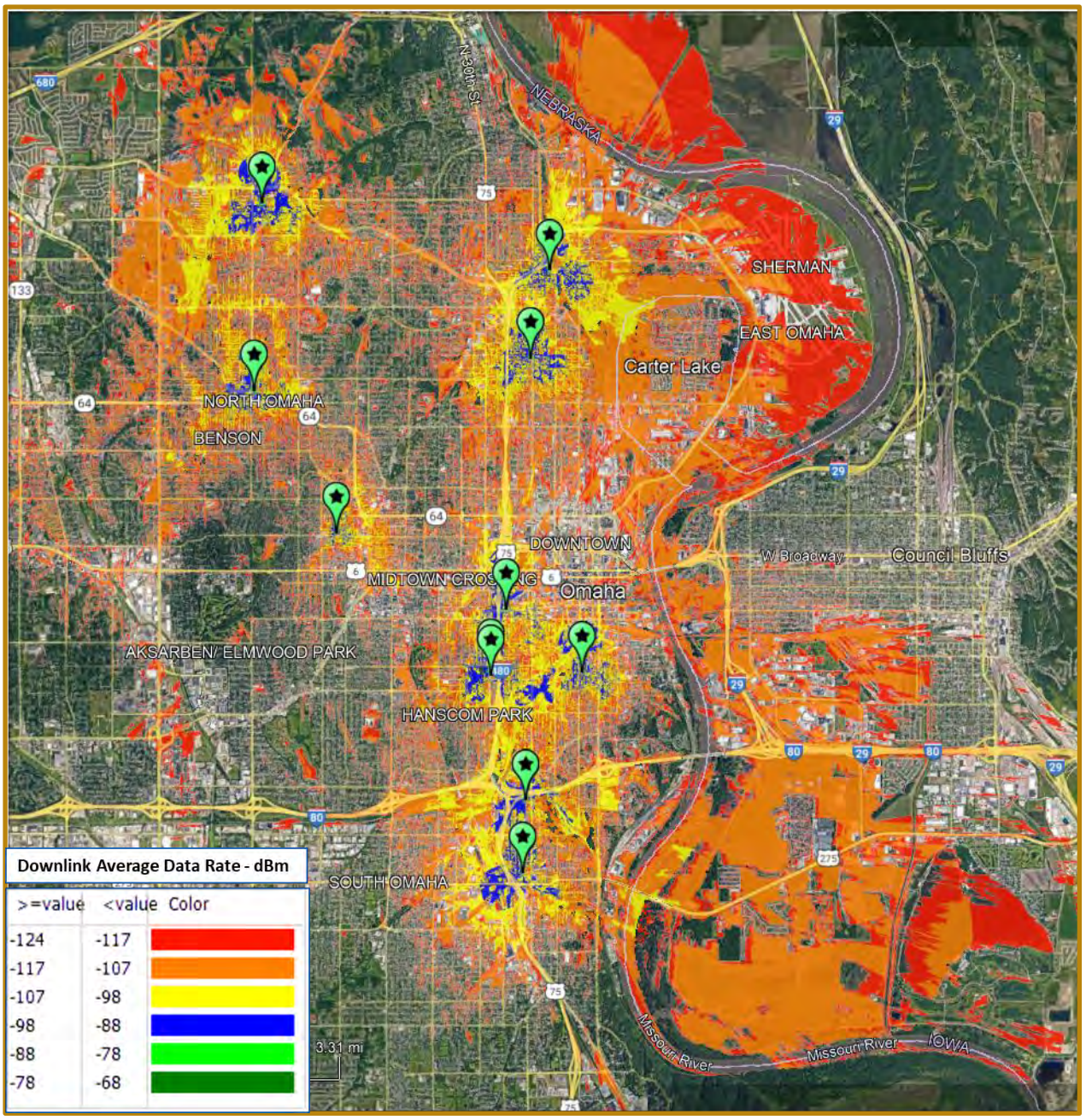
4.6.3 Indoor CPE RSRP



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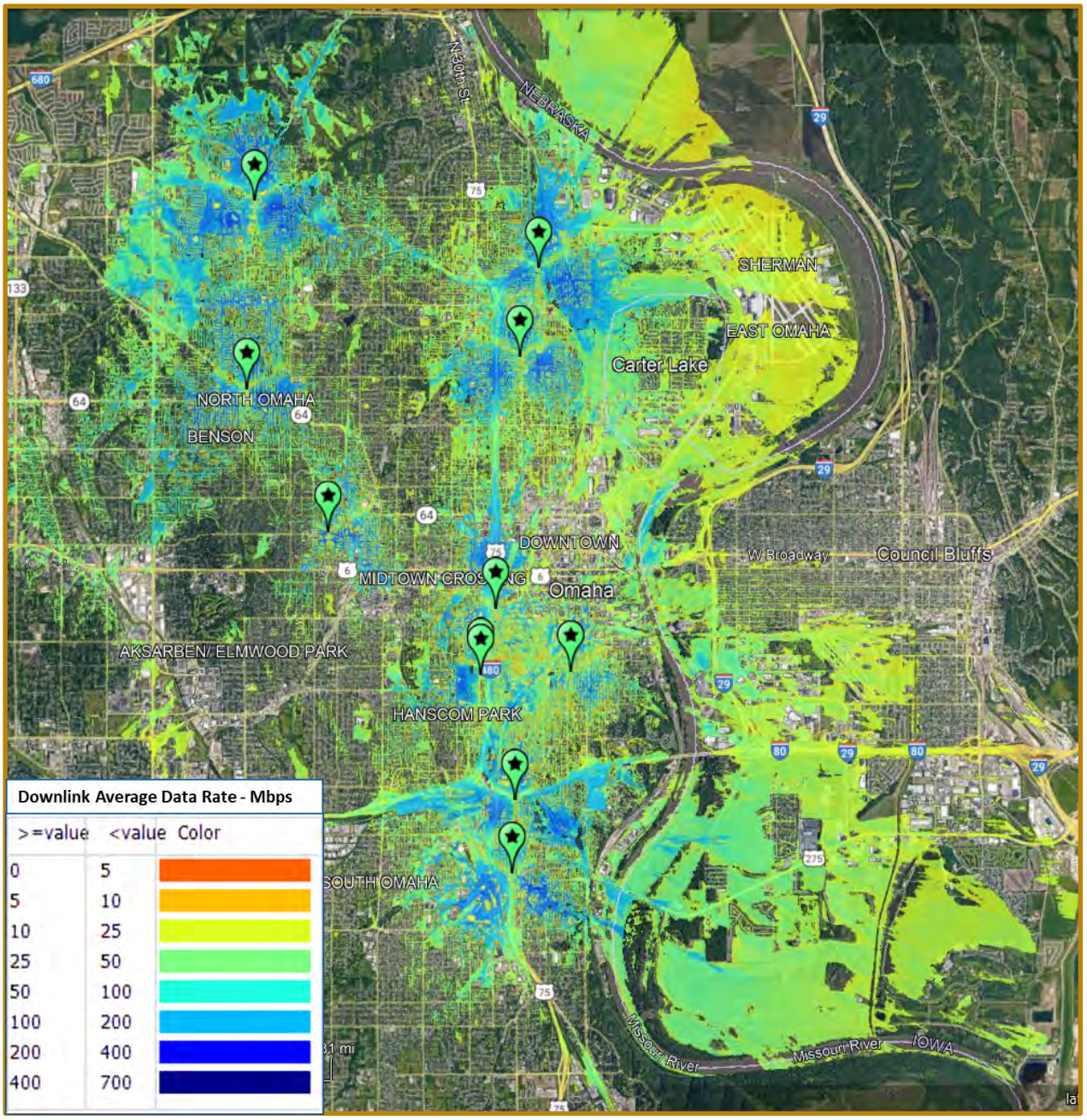
4.6.4 Indoor CPE Downlink Average Throughput



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4.7 Design Assumption

The following is the design assumptions of the proposed radio designs and coverage prediction plots.

- Radio equipment is Samsung CBSD with below specifications:
  - 47dBm max. EIRP
  - Alpha Wireless antennas
    - AW3161 panel antenna – 17.9dBi gain, 4x4 MIMO, 0 to 10 MET/eRET

- 2 terminal types – all 2x2 MIMO:
  - Class B CPE
    - BEC RidgeWave6900R21
      - Max EIRP of 47dBm
      - No Indoor losses
  - Class A CPE
    - BEC AirConnect8110
    - Blinq FWC-145IN-35
      - For both:
        - Max EIRP of 30dBm
        - Indoor losses considered – 10dB penetration losses for suburban and urban clutter
          - Suburban Indoor Fast Fading Margin: 4dB
          - Urban Indoor Fast Fading Margin: 8dB

- End user location coverage and performance evaluation was performed using Planet fixed subscriber analysis:
  - The fixed subscriber analysis network performance at discrete subscriber locations. For every subscriber, the analysis predicts the signal strengths at the location, including the subscriber height, and determines the terminal performance given the calculated RF conditions.

5 Pricing

The Table below is price list based on ten (10) sites locations for the required coverage and capacity, but a proper site survey and low-level design is required to finalize bill of materials.

5.1 Price List

Item	Description	Qty	Total Price	Remark	
RAN	RAN Hardware	10	$1,177,700.00	Includes 30 Samsung RRU radios and USM for Network Element Manager	One Time
	RAN Support and maintenance (S&M)	10	$28,500.00	Includes Ongoing support and maintenance for L3 RAN Issues and Software Upgrade	Yearly
	Ancillaries Equipment	10	$74,900.00	Includes GPS and Celcite routers	One Time
	CPE	1000	$861,235	incudes BEC Outdoor CPE and BlinQ Indoor CPE, Also Inseego Devices which will be needed for Outdoor to Indoor Signal	One Time
Software	Core Hardware	1	$40,000.00	Includes local Redundancy	One Time
	Core Software License	1	$262,000.00	Includes 1000 SIM cards and first 12-month S&M and S/W Upgrade	One Time
	SAS	1000	$0.00	1st Year is complementary, please refer to assumptions for renewal from Year2	Yearly
Services	System Integration	10	$156,000.00	Onetime System integration which includes RF Design, IP Planning & Design, RAN and Core IoT E2E Testing and Network optimization	One Time
	Operation & Support	10	$281,000.00	Includes 5x8 Support, Includes PM, FM and Dashboard of RAN and CORE network	Yearly

Installation	Radio/Antenna/CPE	10	$530,357.00	Includes Radio, Antenna, roof mounts, Baseband and associated ancillary materials	One Time

5.2 Pricing Assumptions

The following is the pricing assumptions:

1. Amdocs will not be responsible for any site acquisition or civil work-related activities
2. Amdocs will not be responsible for any site construction
3. Amdocs will not be responsible for site survey activities

4. Amdocs is providing NOC monitoring, looking at the PM/FM of the end-to-end network. SLA's need to be aligned with Media King
5. The training services pricing is not included
6. Any hardware or software that is not covered by warranty will go through a separate process and change order
7. There is no provision for transport routers or firewalls etc
8. Power and sufficient backhaul is expected to be provided by the customer
9. There are no spare hardware parts dimensioned in this pricing. This will be done through an agreed RMA process as a change order.
10. Year 2 onwards, Core & SAS Software Maintenance will renew at $ 46,824.
11. Support includes RAN, EPC and SAS basic network health monitoring.

Appendix A KPIs and Service Levels

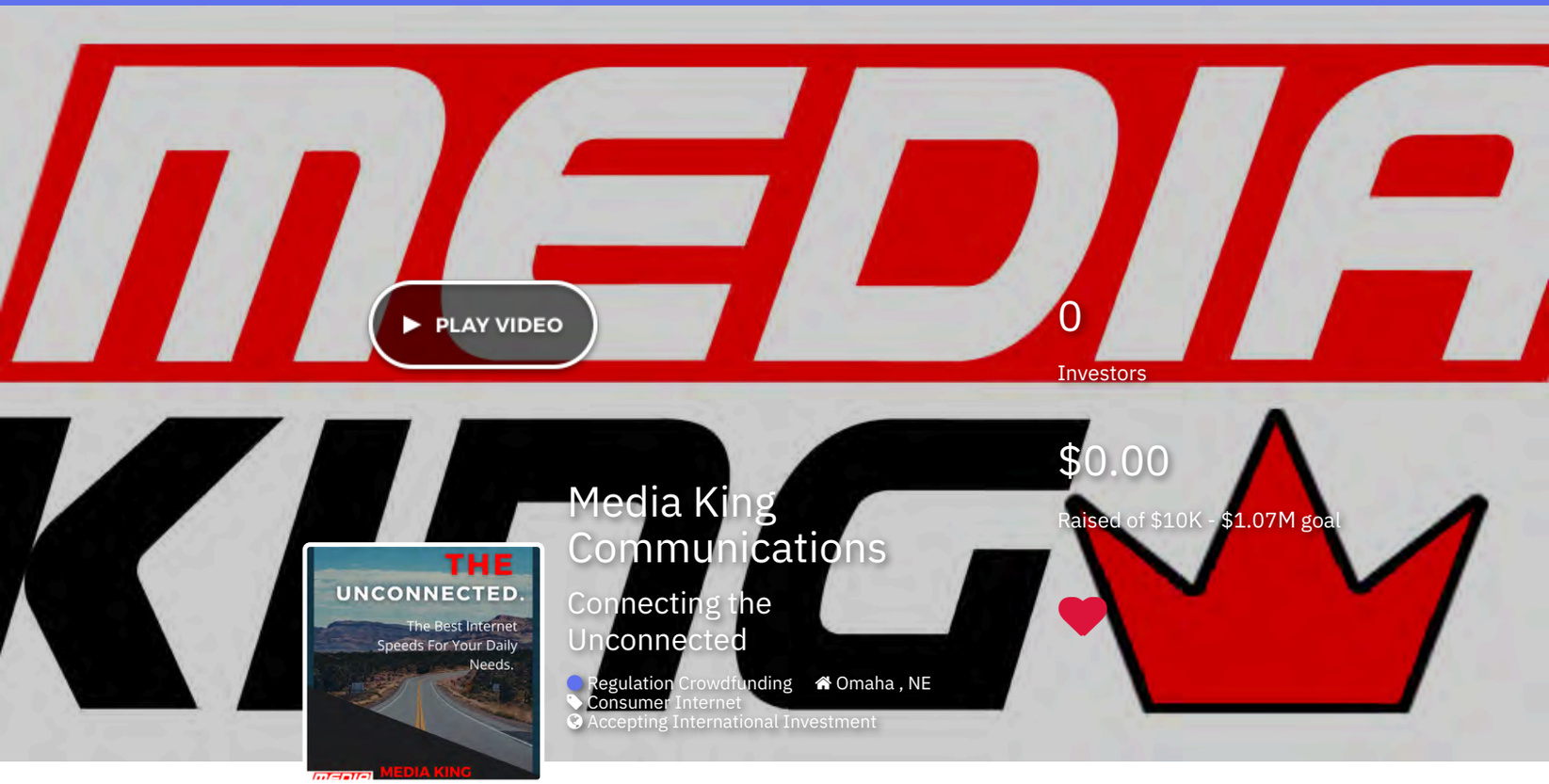
The following table shows the list of KPIs with acceptable performance levels. Final SLAs need to be discussed with Media King and agreed upon before committing to them.

Technology Category	Network KPI Category	Network KPI	Typical KPI Threshold
4G	Availability	Cell_Availability(%)	>= 99.5%
	Accessibility	RRC setup success rate (%)	>= 99.5%
		E-RAB success rate (%)	>= 99.5%
		Cell Voice Call Setup Success Rate (VoLTE)	>= 99.5%
	Retainability	Cell ERAB Drop Rate	<= 0.25%
		Cell VoLTE Drop Rate	<= 0.3%
	Integrity	User DL Throughput	tbd
		User UL Throughput	tbd

Technology Category	Network KPI Category	Network KPI	Typical KPI Threshold
5G	Availability	Cell_Availability(%)	>= 99.5%
	Accessibility	EN-DC Setup Success Rate (%) (gNB)	>= 99.5%
		VoNR CSSR	< 97%
	Retainability	EN-DC SCG DROP_RATE (%) (gNB)	<= 0.25%
		VoNR DROP_CALL_RATE (AH)	>= 2%
	Integrity	User UL Throughput	Tbd
		User DL Throughput	Tbd

KPI	Description	Minimum Acceptable levels
MME	LTE PDN activation success rate	99.2%
	Default Bearer activation success rate	99%
	Attach success rate	99%
	S1 mode packet paging success rate	99%
	Tracking area update success rate	99%
	service request success rate	99%
	S1 setup success rate	99.5%
SGW/PGW	(S11 interface) SGW - Create Session success rate	99%
	(S5 Interface) SGW - Create Session success rate	99%
HSS	LTE Authentication info request Success rate	99%
	S6a Update Location success rate	99%

This offering is not live or open to the public at this moment.



PLAY VIDEO

0
Investors

$0.00
Raised of $10K - $1.07M goal

Media King Communications

Connecting the Unconnected

Regulation Crowdfunding Omaha , NE
Consumer Internet
Accepting International Investment

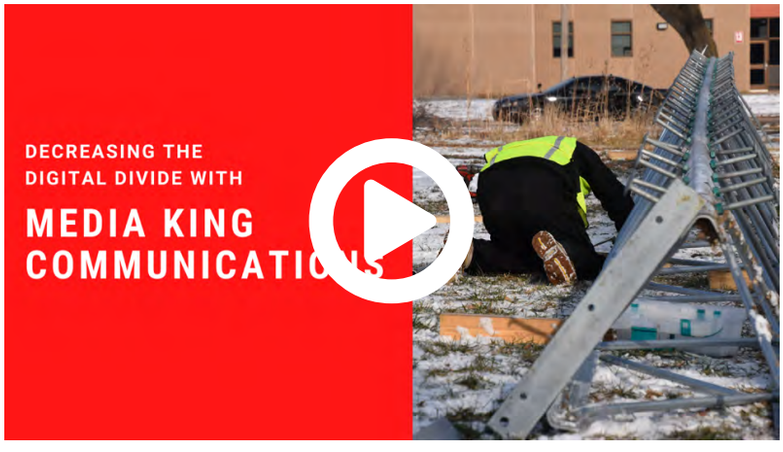
Overview Team Terms Updates Comments Share

Connecting the Unconnected

Invest in the Future of Internet Service Providers (ISP) - Media King Communications

The urban & rural digital divide is one of the most pressing, and difficult to solve, public policy issues in America today. Too many people still don't have the access they need, which produces education & employment disparities. Data has shown that Adults and Students without internet at home are more likely to be people of color, from low-income families or in households with lower parental education levels. In addition, addressing the digital divide and related issues helps to support remote learning for students in K-12 schools.

In Nebraska's metro areas, 81% of households had Internet access, compared with 73% in smaller cities, towns and rural areas. The most striking technology gap is among the poor. While more than 92% of Nebraska households with income above $75,000 had Internet access, for households with income below $20,000, less than 45% did.



The Digital Divide gap in Nebraska revolves around Accessibility, Affordability, & Adequacy:

- Current cost of internet service and gaps in its availability create obstacles in urban areas and rural communities alike,
- Lack of access to affordable technologies with high connectivity & quality network speeds create challenges for parents and students are working and learning from home,
- There is a need for enhanced technology infrastructure (e.g., broadband, devices, platforms, data privacy, etc.) for students and families in low income, minority, & rural communities.

In order to decrease, and eliminate the digital divide experienced in Nebraska & environments similar in composition, there is a need to create alternative model to provide access to high quality, affordable, & dependable internet services for the masses. Through Media King Communications, we aim to provide access to good quality, low cost prepaid wireless internet services for residents, organizations & small business. Media King Communications (MKC) is a prepaid locally owned internet service provider (ISP). Also, we've a media partnership with Omaha Community Broadcasting 501c3, to broadcast our services on a daily basis on FM KOWN-LP 95.7 The Boss.
Our mission is to:

- Provide internet via WIFI & other communication alternatives and
- To create educational training awareness of technology applications for underserved communities.
- To Create LOCAL OWNERS of this internet infrastructure.

With your support, together we can **CONNECT the UNCONNECTED through cooperative economics plan that creates local ownership,** in our high-speed internet infrastructure that services Native, Urban & Rural underserved communities to decrease the digital divide.

- William King Jr. - Founder of Media King Communications

The Offering

Company Perks

$500+ — If you invest $500-$999, you will receive **Perk 1** .
$1,000+ — If you invest $1,000-$2,499, you will receive **Perk 2.**
$2,500+ — If you invest $2,500-$4,999, you will receive **Perk 3**.
$5,000+ — If you invest $5,000-$9,999, you will receive **Perk 4.**
$10,000+— If you invest $10,000 and over, you will receive **Perk 5.**

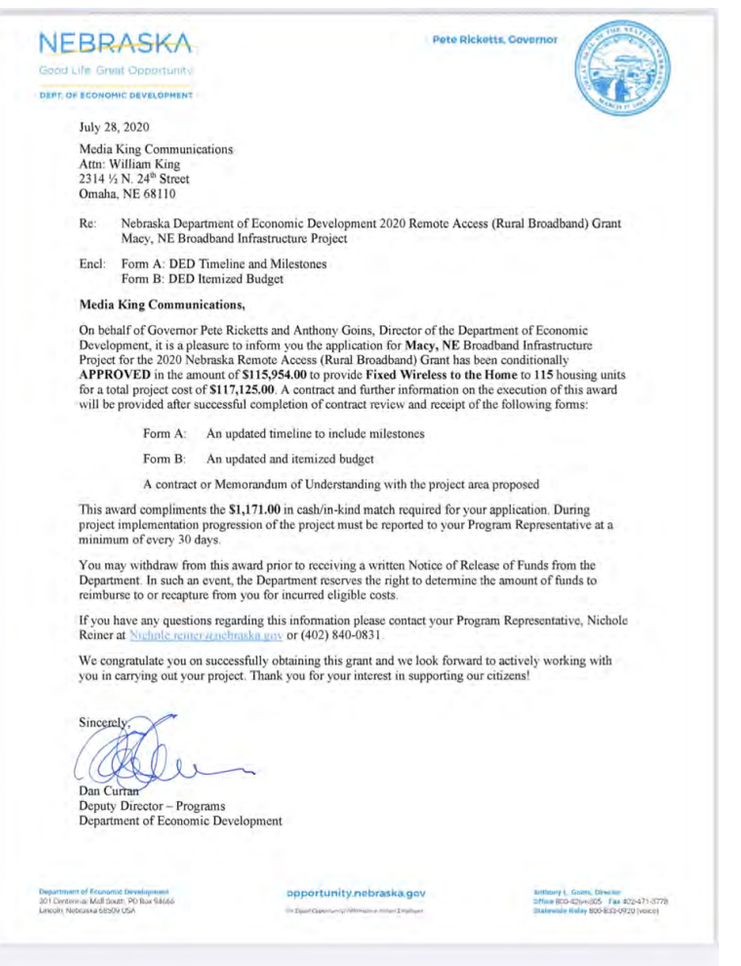
Perk 1 - Receive our quarterly newsletter and mentioned on 1690AM (The One) Internet Radio
Perk 2 - Mention on 95.7FM (The Boss) Omaha, NE radio station plus all Perk 1 benefits.
Perk 3 - Media King Communications T-Shirt and Hat, plus all Perk 2 benefits.
Perk 4 - :30 sec. ad campaign on 95.7 The Boss and 1690 The One, plus all Perk 3 benefits.
Perk 5: Invite to tour Media King Communications facilities in Omaha, NE (hotel, transportation, & food included), radio interview on 95.7FM (The Boss), and all Perk 4 benefits.

All perks will occur & be delivered after the campaign is completed.

Affordability & access to high quality internet for low income native, urban & rural communities.

Accomplishments

The primary success of our company has been in the local and national relationships we have developed since our inception in 2015. We've received our Minority Business Enterprise certification through, Mountain Plains Minority Supplier Development Council, who vests businesses to do business with Corporate America. Also, we received two Cares 2 rural broadband infrastructure grants from the State of Nebraska for internet deployment in Macy and Winnebago Ne. on the Omaha Indian Reservation. We completed our first infrastructure deployment in Macy, Nebraska on February 23, 2021 and started offering broadband services in March 2021 to the poorest city in Nebraska.



NEBRASKA
Good Life. Great Opportunity.
DEPT. OF ECONOMIC DEVELOPMENT

Pete Ricketts, Governor

July 28, 2020

Media King Communications
Attn: William King
2314 ½ N. 24th Street
Omaha, NE 68110

Re: Nebraska Department of Economic Development 2020 Remote Access (Rural Broadband) Grant
Macy, NE Broadband Infrastructure Project

Encl: Form A: DED Timeline and Milestones
Form B: DED Itemized Budget

Media King Communications,

On behalf of Governor Pete Ricketts and Anthony Goins, Director of the Department of Economic Development, it is a pleasure to inform you the application for **Macy, NE** Broadband Infrastructure Project for the 2020 Nebraska Remote Access (Rural Broadband) Grant has been conditionally **APPROVED** in the amount of **$115,954.00** to provide **Fixed Wireless to the Home** to **115** housing units for a total project cost of **$117,125.00**. A contract and further information on the execution of this award will be provided after successful completion of contract review and receipt of the following forms:

Form A: An updated timeline to include milestones

Form B: An updated and itemized budget

A contract or Memorandum of Understanding with the project area proposed

This award compliments the **$1,171.00** in cash/in-kind match required for your application. During project implementation progression of the project must be reported to your Program Representative at a minimum of every 30 days.

You may withdraw from this award prior to receiving a written Notice of Release of Funds from the Department. In such an event, the Department reserves the right to determine the amount of funds to reimburse to or recapture from you for incurred eligible costs.

If you have any questions regarding this information please contact your Program Representative, Nichole Reiner at Nichole.reiner@nebraska.gov or (402) 840-0831.

We congratulate you on successfully obtaining this grant and we look forward to actively working with you in carrying out your project. Thank you for your interest in supporting our citizens!

Sincerely,

Dan Curran
Deputy Director – Programs
Department of Economic Development

Department of Economic Development
301 Centennial Mall South, PO Box 94666
Lincoln, Nebraska 68509 USA

opportunity.nebraska.gov

Anthony L. Goins, Director
Office 800-426-6505 Fax 402-471-3778
Statewide Relay 800-833-7352 (voice)

Media King Communications WiFi coverage map for Macy, NE

NEBRASKA
Good Life. Great Opportunity.
DEPT. OF ECONOMIC DEVELOPMENT

Pete Ricketts, Governor

July 28, 2020

Media King Communications
Attn: William King
2314 ½ N. 24th Street
Omaha, NE 68110

Re: Nebraska Department of Economic Development 2020 Remote Access (Rural Broadband) Grant
Rural Winnebago, NE Broadband Infrastructure Project

Encl: Form A: DED Timeline and Milestones
Form B: DED Itemized Budget

Media King Communications,

On behalf of Governor Pete Ricketts and Anthony Goins, Director of the Department of Economic Development, it is a pleasure to inform you the application for **Rural Winnebago, NE** Broadband Infrastructure Project for the 2020 Nebraska Remote Access (Rural Broadband) Grant has been conditionally **APPROVED** in the amount of **$131,008.00** to provide **Fixed Wireless to the Home** to **207** housing units for a total project cost of **$132,331.00**. A contract and further information on the execution of this award will be provided after successful completion of contract review and receipt of the following forms:

Form A: An updated timeline to include milestones

Form B: An updated and itemized budget

A contract or Memorandum of Understanding with the project area proposed

This award compliments the **$1,323.31.00** in cash/in-kind match required for your application. During project implementation progression of the project must be reported to your Program Representative at a minimum of every 30 days.

You may withdraw from this award prior to receiving a written Notice of Release of Funds from the Department. In such an event, the Department reserves the right to determine the amount of funds to reimburse to or recapture from you for incurred eligible costs.

If you have any questions regarding this information please contact your Program Representative, Nichole Reiner at Nichole.reiner@nebraska.gov or (402) 840-0831.

We congratulate you on successfully obtaining this grant and we look forward to actively working with you in carrying out your project. Thank you for your interest in supporting our citizens!

Sincerely,

Dan Curran
Deputy Director – Programs
Department of Economic Development

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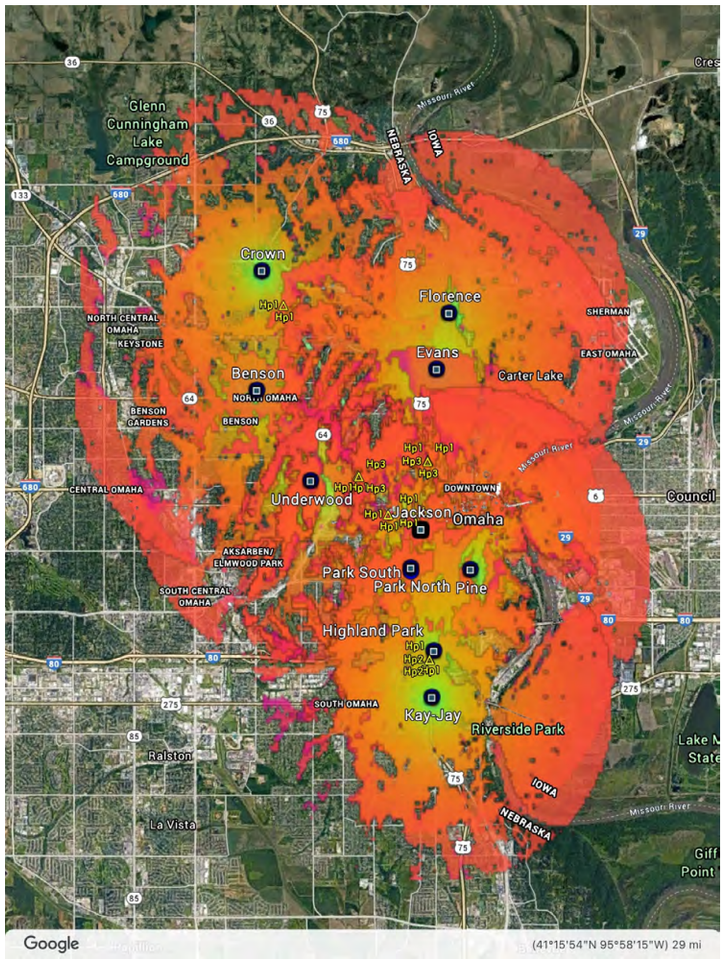


Media King Communications WiFi coverage map for Omaha, NE

Now in 2021, Media King Communications has infrastructure lease and pole attachment agreements to deployment our duo combination Wireless and CBRS LTE systems in Omaha poorest communities in North & South Omaha.

Our infrastructure relationships with Omaha Public Power District (OPPD) and Omaha Housing Authorities (OHA) give us the ability to extend our coverage area to western Omaha and eastern Council Bluffs IA,.
Presently, we're launching our pilot broadband deployment in April 2021, in Omaha, NE, and we're exploring regional opportunities within rural, urban & native reservation communities across the US midwest regions for expansion.

Our Products

MEDIA KING COMMUNICATIONS PRESENTS

THE MOST DEPENDABLE TOOL YOU'LL EVER OWN.

HIGH SPEEDS. LOW PRICES.
DEPENDABLE WIRELESS INTERNET MADE FOR YOU.

We believe residents, businesses, government entities, community partners, and visitors in both urban & rural areas have access to affordable broadband service and have the necessary skills to effectively utilize broadband technologies. We deploy industry leading equipment for our infrastructure that includes Rohn Towers, Ubiquiti Wireless Networks, KP Antennas and MikroTik Routers.

Media King Communications prepaid wireless internet provides:

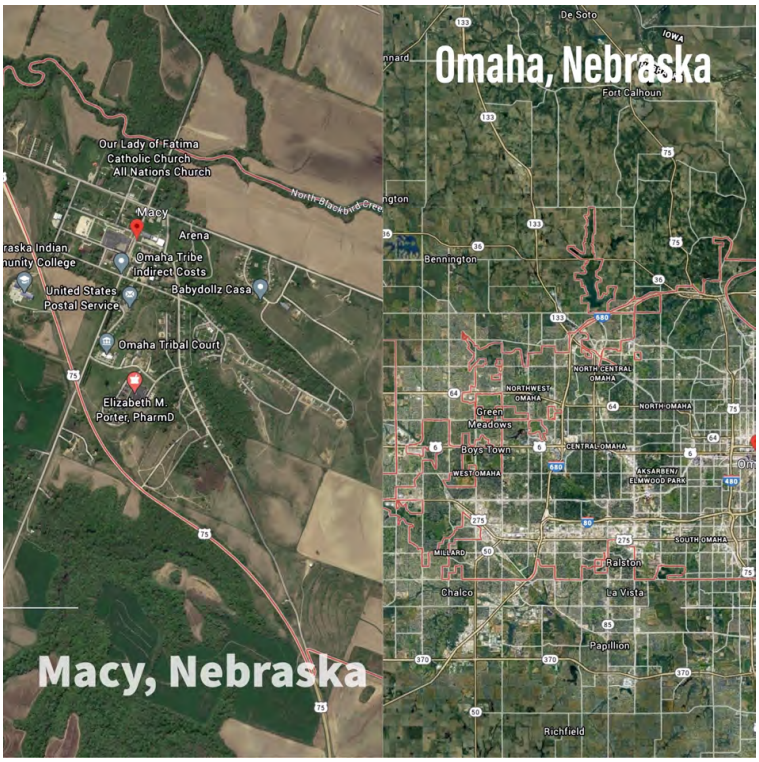
- Offer 6 Internet Speed plans;
- Most affordable prices based on market;
- Access in Macy, NE & North Omaha, NE;
- Offer Prepaid internet payment model;
- NO BILLS, NO COLLECTIONS!!!
- Equity crowdfunding opportunities;
- Branded equipment infrastructure .

Our Industry First: Prepaid-Local Ownership Model Vs Subscription Based Model

Media King Communications new broadband Prepaid wireless internet payment model will provide access to dependable high quality affordable internet services for the masses without, customers acquiring any "Bills that leads to collections or civil court proceedings". The Subscription based models will never achieve this!

In Nebraska, the Wireless ISP provider pool is limited. The incumbents includes: CoxCable, Century Link, Dish, Direct TV, American Broadband etc. and wireless services (via hotspot), major players include: Verizon, T-Mobile & AT&T. Their infrastructure is Cable & DSL and/or Fiber-accessed driven, which limits many in disproportionate urban & rural (Black, Hispanic, Tribal, etc.) areas of the states minority underserved communities.

Media King Communications is the only ISP provider in Nebraska dedicated to provide access to great quality & affordable wireless internet services. Unlike our competition, all of our services are designed to provide economic Internet services that help to decrease the digital divide by offering internet services with a Pre-Paid options payment structure for undeserved communities in Nebraska.



LOCAL COMMUNITY OWNERSHIP

Our unique company will be the first to offer equity crowdfunding investment opportunities to every local community member were we built our broadband

MEDIA KING INTERNET SERVICE PLANS:

Speed Plan (1) - 8 Mbps costs $44.99 per/mo

Speed Plan (2) - 15 Mbps costs $54.99 per/mo

Speed Plan (3) - 30 Mbps costs $69.99 per/mo

Speed Plan (4) - 50 Mbps costs $79.99 per/mo

Speed Plan (5) - 75 Mbps costs $89.99 per/mo

Speed Plan (6) -100 Mbps costs $99.99 per/mo

Media King Communications will apply and participate in all broadband governmental funding source opportunities that currently exists due to the Pandemic.

The Nebraska Telephone Assistance Program (NTAP also known nationally as the **Lifeline Program**) assists qualifying low-income individuals with keeping telephone services affordable by lowering monthly service rates. Individuals can qualify for NTAP by participating in Medicaid, Supplemental Nutrition Assistance Program (SNAP), Children's Health Insurance Programs (CHIP), Supplemental Security Income (SSI), Veterans Pension Benefit/Survivors Pension Benefit, Federal Public Housing, or if household income is at or below 135 percent of the poverty level.

infrastructures. This local community ownership model will target changing the money mindset of poor communities towards collective economics, spar business creation and foster community pride. Located on the Omaha Indian Reservation Macy, Ne. is the poorest community in Nebraska with only one convenience store in the whole town & North Omaha is currently rated in the top 10 per capita in poverty in America.

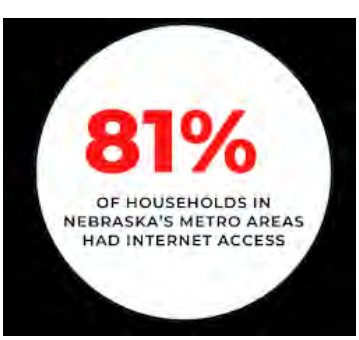
LOCAL RADIO MARKETING

Marketing & Distribution Channels

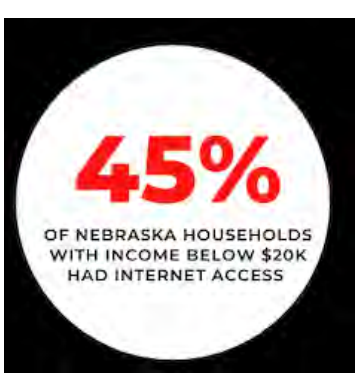
Media King's Marketing & Advertising Agreement with Omaha Community Broadcasting, who operates 2 radio stations 95.7fm The Boss & 1690am The One, which gives us the opportunity to **"Market Daily"** our wireless internet services through radio campaigns to Omaha, NE. & Council Bluffs, IA. 800,000 plus population.

Also, we have an business agreements with telemarketing company North End Teleservice, Omaha Star newspaper, outside sales representatives and 101.3fm Mind & Soul radio station to advocate our services daily, weekly and monthly on their community platforms.

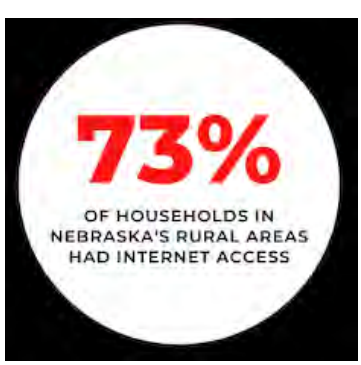
Our Market and Industry



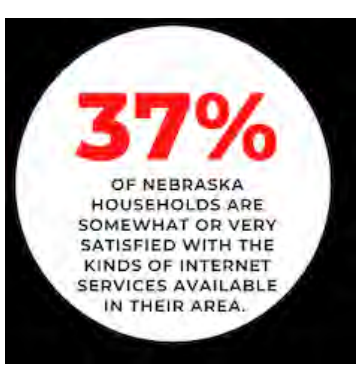
Availability



Access



Reliability



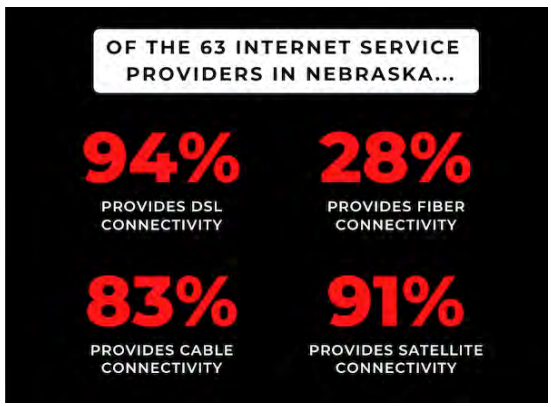
Satisfaction

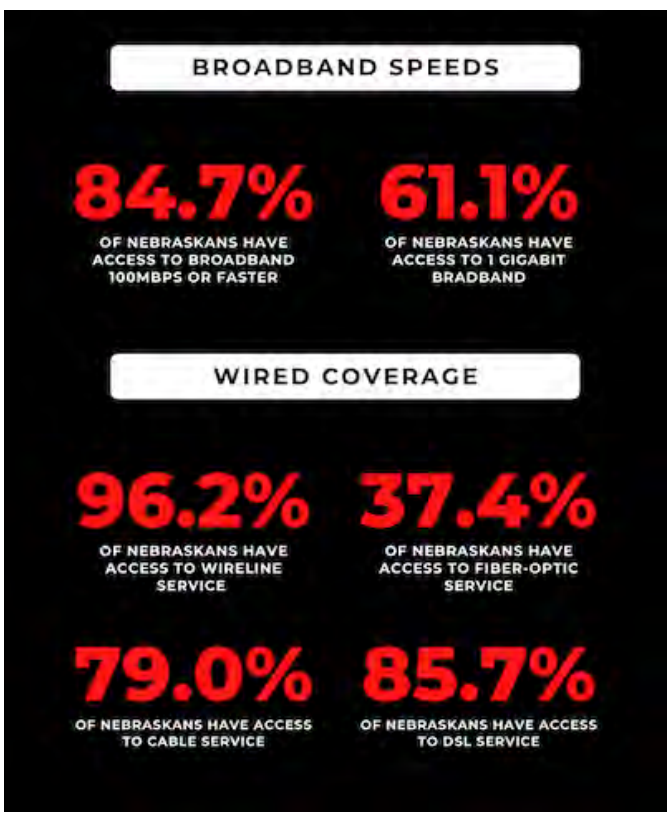
There are several different types of internet available in Nebraska, but the type of connection you can get depends on where you live.

In Nebraska, 87.1% has access to a wired connection capable of 25 Mbps. However, this means that there are still 217,000 people who aren't able to achieve the same speeds via a wired connection and yet another 74,000 who don't have any wired internet providers available where they live.

In the more remote areas, some households may have limited options when it comes to internet access, or lack the ability to get an internet connection altogether.

Data shows that only about 37% of Nebraska households are somewhat or very satisfied with the kinds of internet services available in their area. Residents living outside of major cities were the most likely to express dissatisfaction.





There are several different types of internet available in Nebraska, but the type of connection you can get depends on where you live.

In 2021, there are 63 internet options in Nebraska. The top 3 contenders included:

- Cox Communications:
- AT&T:
- CenturyLink:

  Of all the ISP providers in Nebraska:
  - 94% via DSL
  - 28% via fiber
  - 83% via cable
  - 91% via satellite

In the state's midsize metropolitan areas, high-speed internet access is widespread. However, In the more remote areas, some households may have limited options when it comes to internet affordability or lack the ability to get an internet connection altogether.

Data shows that only about 37% of Nebraska households are somewhat or very satisfied with the kinds of internet services available in their area. Residents living outside of major cities were the most likely to express dissatisfaction.

Invest in Our Company Today!

In order to decrease, and eliminate the digital divide experienced in Nebraska & environments similar in composition, there is a need to create alternative model to provide access to high quality, affordable, & dependable internet services for the masses.

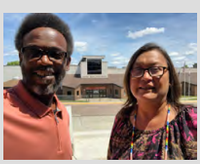
With your support, together we can connect the unconnected & create an affordable alternative for high-speed internet broadband for disproportionate and begin to decrease the digital divide.

2015

Our Company Launches!

Media King Communications was launched to address the digital divide.

2016



Relationship Development

Attended regional & national & developed relationships with technology leaders & FCC lobbyists to build the support needed to acquire funding & resources

2020 May

Infrastructure Development

Finalized arrangements with Omaha Tribal Council in Macy, NE to develop wireless infrastructure & provide service to its residents.

2020 July

Rural Broadband Grant Recipient

Recipient of the Remote Access Rural Broadband Grant program, administered by the Nebraska Department of Economic Development (DED)

2020 November

CARES Act 2 Funding Recipient

Recipient of the Community CARES grant administered by the federal Coronavirus Aid.

2020 November

Deployment Launch in Macy, NE

The deployment launch & infrastructure development in Macy, NE

2021 March

Pilot Launch in Macy, NE

Infrastructure installation completed. Pilot launch of services to citizens of Macy, NE.

2021 September

Launched on StartEngine

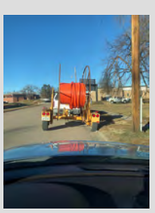
Now YOU can own a part of our company!

2022 March

Omaha, NE Launch

Prepaid wireless service launch in urban areas of North & South Omaha, Nebraska.

2023



Expansion Phase 1

LTE 4G & 5G signal updates. Will expand coverage in Indian reservations & low income neighborhoods across US Midwest (MO, KS, SD, & IA) regions.

2026

Expansion Phase 2

US Southern & Eastern region expansion

In the Press

SHOW MORE

Meet Our Team

William King

Founder/CEO

Founder of Media King Communications; Founder of black radio station 1690 AM (The One) internet radio station and 95.7 FM (The Boss) FM radio station licensed to Omaha, Nebraska; Inducted into Midland University's Athletic Hall of Fame for basketball and track in 1997.

Lee Terry

Law Department

Kelley, Drye & Warren LLP government relations and public group senior adviser; A Private practice attorney specializing in civil matters; Served eight consecutive terms Nebraska's 2nd Congressional District from 1999 to 2015.

Belinda Hooks

Business Development Vice President

Market President – Colorado/Nebraska, Mountain Plains MSDC; Was President and CEO of a successful promotional marketing and advertising company for 8 years; Received multiple awards including Business Woman of the Year from the Colorado Black Women for Political Action; Advocate of the Year from Minority Enterprise and Educational Development and Supplier of the Year by the Rocky Mountain Supplier Development Council.

Offering Summary

Company	:	Media King Communications
Corporate Address	:	2314 1/2 N 24th St, Omaha , NE 68110
Offering Minimum	:	$10,000.00
Offering Maximum	:	$1,070,000.00
Minimum Investment Amount (per investor)	:	$100.00

Terms

Offering Type	:	Equity
Security Name	:	Common Stock
Minimum Number of Shares Offered	:	10,000
Maximum Number of Shares Offered	:	1,070,000
Price per Share	:	$1.00
Pre-Money Valuation	:	$25,000.00

Company Perks

$500+ — If you invest $500-$999, you will receive Perk 1 .

$1,000+ — If you invest $1,000-$2,499, you will receive Perk 2.

$2,500+ — If you invest $2,500-$4,999, you will receive Perk 3.

$5,000+ — If you invest $5,000-$9,999, you will receive Perk 4.

$10,000+— If you invest $10,000 and over, you will receive Perk 5.

Perk 1 - Receive our quarterly newsletter and mentioned on 1690AM (The One) Internet Radio

Perk 2 - Mention on 95.7FM (The Boss) Omaha, NE radio station plus all Perk 1 benefits.

Perk 3 - Media King Communications T-Shirt and Hat, plus all Perk 2 benefits.

Perk 4 - :30 sec. ad campaign on 95.7 The Boss and 1690 The One, plus all Perk 3 benefits.

Perk 5: Invite to tour Media King Communications facilities in Omaha, NE (hotel, transportation, & food included), radio interview on 95.7FM (The Boss), and all Perk 4 benefits.

Irregular Use of Proceeds

"The Company will not incur any irregular use of proceeds."

MEDIA KING COMMUNICATIONS

Media King Organizational Board

William King, CEO
Belinda Hooks, Business Development
Lee Terry, Communication Law
James Noe, Infrastructure Development

Media King Communications 2314 1/2 N 24th St. FL. #2 Omaha, Ne. 68110-2215

BUILDING AND ROOFTOP LEASE AGREEMENT

This Building and Rooftop Lease Agreement (the "**Agreement**") made this day of , 20 , between the Housing Authority of the City of Omaha ("OHA"), with its principal offices located at 540 S. 27th Street, Omaha, NE 68105, hereinafter designated "**LESSOR**", and Omaha Community Broadcasting, with its principal offices located at 7400 Dodge Street, Box 64, Omaha, NE 68114 hereinafter designated "**LESSEE**". LESSOR and LESSEE are at times collectively referred to hereinafter as the "**Parties**" or individually as the "**Party**."

In consideration of the mutual covenants contained herein and intending to be legally bound hereby, the Parties hereto agree as follows:

1. PREMISES. LESSOR hereby leases to LESSEE approximately fifteen (15) square feet of space (the "**Floor Space**") and approximately fifteen (15) square feet on the roof (the "**Rooftop Space**") of the building (the "**Building**") located at 5900 NW Radial Highway, Omaha, NE (hereinafter sometimes referred to as the "**Property**"), for the installation, operation and maintenance of radio equipment; together with such additional space on the roof of the Building sufficient for the installation, operation and maintenance of an antenna (the "**Antenna Space**"); together with such additional space within the Building and on the roof of the Building for the installation, operation and maintenance of wires, fiber, cables, conduits and pipes (the "**Cabling Space**") running between and among the Floor Space, Rooftop Space and Antenna Space and to all necessary electrical and telephone utility sources located within the Building or on the Property; together with the non-exclusive right of ingress and egress from a public right-of-way, seven (7) days a week, twenty four (24) hours a day, over the Property and in and through the Building to and from the Premises (as hereinafter defined) for the purpose of installation, operation and maintenance of LESSEE's communications facility. The Floor Space, Rooftop Space, Antenna Space and Cabling Space are hereinafter collectively referred to as the "**Premises.**"

2. DELIVERY. LESSOR shall deliver the Premises to LESSEE on the Commencement Date, as hereinafter defined, in a condition ready for LESSEE's construction of its improvements.

3. TERM; RENTAL; ELECTRICAL.

a. This Agreement shall be effective as of the date of execution by both Parties, provided, however, the term shall be for five (5) years and shall commence on the Commencement Date (as hereinafter defined) at which time rental payments shall commence and be due at a total annual rental of one thousand eight hundred **Dollars** ($1,800.00) to be paid in equal monthly installments on the first day of the month, in advance, to LESSOR or to such other person, firm or place as LESSOR may, from time to time, designate in writing at least thirty (30) days in advance of any rental payment date The Agreement shall commence based upon the date LESSEE commences installation of the equipment on the Premises. In the event the date LESSEE commences installation of the equipment on the Premises falls between the 1st and 15th of the month,

the Agreement shall commence on the 1st of that month and if the date installation commences falls between the 16th and 31st of the month, then the Agreement shall commence on the 1st day of the following month (either the "**Commencement Date**"). LESSOR and LESSEE agree that they shall acknowledge in writing the Commencement Date. LESSOR and LESSEE acknowledge and agree that initial rental payment(s) shall not actually be sent by LESSEE until thirty (30) days after a written acknowledgement confirming the Commencement Date. By way of illustration of the preceding sentence, if the Commencement Date is January 1 and the written acknowledgement confirming the Commencement Date is dated January 14, LESSEE shall send to the LESSOR the rental payments for January 1 and February 1 by February 13.

4. UTILITIES. LESSEE shall, at all times during the Term, provide payment for electrical service consumed by LESSEE at the premises. Given the difficulty and expense in installing a sub-meter or dividing out the LESSEE's portion of electrical consumption from LESSOR's utility bills, LESSEE agrees to pay LESSOR $30 per month, escalating 10% per year.

5. USE; GOVERNMENTAL APPROVALS. LESSEE shall use the Premises for the purpose of constructing, maintaining, repairing and operating a radio station broadcast and uses incidental thereto. All improvements, equipment, antennas and conduits shall be at LESSEE's expense and their installation shall be at the discretion and option of LESSEE. It is understood and agreed that LESSEE's ability to use the Premises is contingent upon its obtaining after the execution date of this Agreement all of the certificates, permits and other approvals (collectively the "**Governmental Approvals**") that may be required by any Federal, State or Local authorities as well as a satisfactory building structural analysis which will permit LESSEE use of the Premises as set forth above. LESSOR shall cooperate with LESSEE in its effort to obtain such approvals and shall take no action which would adversely affect the status of the Property with respect to the proposed use thereof by LESSEE. In the event that (i) any of such applications for such Governmental Approvals should be finally rejected; (ii) any Governmental Approval issued to LESSEE is canceled, expires, lapses, or is otherwise withdrawn or terminated by governmental authority; (iii) LESSEE determines that such Governmental Approvals may not be obtained in a timely manner; (iv) LESSEE determines that any building structural analysis is unsatisfactory; (v) LESSEE determines that the Premises is no longer technically compatible for its use, or (vi) LESSEE, in its sole discretion, determines that the use the Premises is obsolete or unnecessary, LESSEE shall have the right to terminate this Agreement. Notice of LESSEE's exercise of its right to terminate shall be given to LESSOR in writing by certified mail, return receipt requested, and shall be effective upon the mailing of such notice by LESSEE, or upon such later date as designated by LESSEE. All rentals paid to said termination date shall be retained by LESSOR. Upon such termination, this Agreement shall be of no further force or effect except to the extent of the representations, warranties and indemnities made by each Party to the other hereunder. Otherwise, the LESSEE shall have no further obligations for the payment of rent to LESSOR.

6. MAINTENANCE.

a. Upon request of the LESSOR, LESSEE agrees to relocate its equipment on a temporary basis to another location on the Property, hereinafter referred to as the "**Temporary Relocation**," for the purpose of LESSOR performing maintenance, repair or similar work at the Property or in the Building.

7. INSURANCE.

a. LESSOR and LESSEE each agree that at its own cost and expense, each will maintain commercial general liability insurance with limits not less than $1,000,000 for injury to or death of one or more persons in any one occurrence and $500,000 for damage or destruction to property in any one occurrence.

8. INTERFERENCE. LESSEE agrees to install equipment of the type and frequency which will not cause harmful interference which is measurable in accordance with then existing industry standards to any equipment of LESSOR or other lessees of the Property which existed on the Property prior to the date this Agreement is executed by the Parties. In the event any after-installed LESSEE's equipment causes such interference, and after LESSOR has notified LESSEE in writing of such interference, LESSEE will take all commercially reasonable steps necessary to correct and eliminate the interference, including but not limited to, at LESSEE's option, powering down such equipment and later powering up such equipment for intermittent testing. The Parties acknowledge that there will not be an adequate remedy at law for noncompliance with the provisions of this Paragraph and therefore, either Party shall have the right to equitable remedies, such as, without limitation, injunctive relief and specific performance.

9. REMOVAL AT END OF TERM. LESSEE shall, upon expiration of the Term, or within thirty (30) days after any earlier termination of the Agreement, remove its equipment, conduits, fixtures and all personal property and restore the Premises to its original condition, reasonable wear and tear and casualty damage excepted. LESSOR agrees and acknowledges that all of the equipment, conduits, fixtures and personal property of LESSEE shall remain the personal property of LESSEE and LESSEE shall have the right to remove the same at any time during the Term, whether or not said items are considered fixtures and attachments to real property under applicable Laws. If such time for removal causes LESSEE to remain on the Premises after termination of this Agreement, LESSEE shall pay rent at the then existing monthly rate or on the existing monthly pro-rata basis if based upon a longer payment term, until such time as the removal of the building, antenna structure, fixtures and all personal property are completed.

10. HOLDOVER. LESSEE has no right to retain possession of the Premises or any part thereof beyond the expiration of that removal period set forth in Paragraph 9 herein, unless the Parties are negotiating a new lease or lease extension in good faith. In the event that the Parties are not in the process of negotiating a new lease or lease extension in good faith, LESSEE holds over in violation of Paragraph 9 and this Paragraph 10, then the rent then in effect payable from and after the time of the

expiration or earlier removal period set forth in Paragraph 10 shall be equal to the rent applicable during the month immediately preceding such expiration or earlier termination.

11. TITLE. LESSOR represents and warrants to LESSEE as of the execution date of this Agreement, and covenants during the Term that LESSOR is seized of good and sufficient title and interest to the Property and has full authority to enter into and execute this Agreement. LESSOR further covenants during the Term that there are no liens, judgments or impediments of title on the Property, or affecting LESSOR's title to the same and that there are no covenants, easements or restrictions which prevent or adversely affect the use or occupancy of the Premises by LESSEE as set forth above.

12. INTEGRATION. It is agreed and understood that this Agreement contains all agreements, promises and understandings between LESSOR and LESSEE and that no verbal or oral agreements, promises or understandings shall be binding upon either LESSOR or LESSEE in any dispute, controversy or proceeding at law, and any addition, variation or modification to this Agreement shall be void and ineffective unless made in writing signed by the Parties or in a written acknowledgment in. In the event any provision of the Agreement is found to be invalid or unenforceable, such finding shall not affect the validity and enforceability of the remaining provisions of this Agreement. The failure of either Party to insist upon strict performance of any of the terms or conditions of this Agreement or to exercise any of its rights under the Agreement shall not waive such rights and such Party shall have the right to enforce such rights at any time and take such action as may be lawful and authorized under this Agreement, in law or in equity.

13. GOVERNING LAW. This Agreement and the performance thereof shall be governed, interpreted, construed and regulated by the Laws of the State of Nebraska.

14. NOTICES. All notices hereunder must be in writing and shall be deemed validly given if sent by certified mail, return receipt requested or by commercial courier, provided the courier's regular business is delivery service and provided further that it guarantees delivery to the addressee by the end of the next business day following the courier's receipt from the sender, addressed as follows (or any other address that the Party to be notified may have designated to the sender by like notice):

LESSOR: Omaha Housing Authority

540 S. 27th Street
Omaha, NE 68105

LESSEE: Omaha Community Broadcasting
Attention: William King
7400 Dodge Street
Box #64
Omaha, NE 68114

Notice shall be effective upon actual receipt or refusal as shown on the receipt obtained pursuant to the foregoing.

15. CASUALTY. In the event of damage by fire or other casualty to the Building or Premises that cannot reasonably be expected to be repaired within forty-five (45) days following same or, if the Property is damaged by fire or other casualty so that such damage may reasonably be expected to disrupt LESSEE's operations at the Premises for more than forty-five (45) days, then LESSEE may, at any time following such fire or other casualty, provided LESSOR has not completed the restoration required to permit LESSEE to resume its operation at the Premises, terminate this Agreement upon fifteen (15) days prior written notice to LESSOR. Any such notice of termination shall cause this Agreement to expire with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of this Agreement and the Parties shall make an appropriate adjustment, as of such termination date, with respect to payments due to the other under this Agreement. Notwithstanding the foregoing, the rent shall abate during the period of repair following such fire or other casualty in proportion to the degree to which LESSEE's use of the Premises is impaired.

16. CONDEMNATION. In the event of any condemnation of all or any portion of the Property, this Agreement shall terminate as to the part so taken as of the date the condemning authority takes title or possession, whichever occurs first. If as a result of a partial condemnation of the Premises or Building, LESSEE, in LESSEE's sole discretion, is unable to use the Premises for the purposes intended hereunder, or if such condemnation may reasonably be expected to disrupt LESSEE's operations at the Premises for more than forty-five (45) days, LESSEE may, at LESSEE's option, to be exercised in writing within fifteen (15) days after LESSOR shall have given LESSEE written notice of such taking (or in the absence of such notice, within fifteen (15) days after the condemning authority shall have taken possession) terminate this Agreement as of the date the condemning authority takes such possession. LESSEE may on its own behalf make a claim in any condemnation proceeding involving the Premises for losses related to the equipment, conduits, fixtures, its relocation costs and its damages and losses (but not for the loss of its leasehold interest). Any such notice of termination shall cause this Agreement to expire with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of this Agreement and the Parties shall make an appropriate adjustment as of such termination date with respect to payments due to the other under this Agreement. If LESSEE does not terminate this Agreement in accordance with the foregoing, this Agreement shall remain in full force and effect as to the portion of the Premises remaining, except that the rent shall be reduced in the same proportion as the rentable floor area of the Premises taken bears to the total rentable floor area of the Premises.

17. SUBMISSION OF AGREEMENT. The submission of this Agreement for examination does not constitute an offer to lease the Premises and this Agreement becomes effective only upon the full execution of this Agreement by the Parties. If any provision herein is invalid, it shall be considered deleted from this Agreement and shall not invalidate the remaining provisions of this Agreement. Each of the Parties hereto warrants to the other that the person or persons executing this Agreement on behalf of

such Party has the full right, power and authority to enter into and execute this Agreement on such Party's behalf and that no consent from any other person or entity is necessary as a condition precedent to the legal effect of this Agreement.

18. APPLICABLE LAWS. During the Term, LESSOR shall maintain the Property, the Building, Building systems, common areas of the Building, and all structural elements of the Premises in compliance with all applicable laws, rules, regulations, ordinances, directives, covenants, easements, zoning and land use regulations, and restrictions of record, permits, building codes, and the requirements of any applicable fire insurance underwriter or rating bureau, now in effect or which may hereafter come into effect (including, without limitation, the Americans with Disabilities Act and laws regulating hazardous substances) (collectively "**Laws**"). LESSEE shall, in respect to the condition of the Premises and at LESSEE's sole cost and expense, comply with: (a) all Laws relating solely to LESSEE's specific and unique nature of use of the Premises (other than general office use); and (b) all building codes requiring modifications to the Premises due to the improvements being made by LESSEE in the Premises. It shall be LESSOR's obligation to comply with all Laws relating to the Building in general, without regard to specific use (including, without limitation, modifications required to enable LESSEE to obtain all necessary building permits).

By: LESSOR, OMAHA HOUSING AUTHORITY

10/6/15
Date

By: LESSEE, OMAHA COMMUNITY BROADCASTING

10-5-15

LICENSE

AGREEMENT

AMONG

Media King Communications

AND

OMAHA PUBLIC POWER DISTRICT

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LICENSE AGREEMENT

THIS AGREEMENT, made this 24 day of July, 2017, between Omaha Public Power District, a public corporation organized and existing under the laws of the State of Nebraska, having its principal office in the City of Omaha, Nebraska, hereinafter called Licensor, and Media King Communications hereinafter called Licensee.

W I T N E S S E T H:

WHEREAS, Licensee proposes to furnish communications services in (general description of area),

BURT, CASS, DOUGLAS, JOHNSON, NEMAHA, OTOE, PAWNEE, RICHARDSON, SARPY, SAUNDERS and WASHINGTON COUNTIES

Shown on the map attached hereto as Exhibit A and made a part hereof.

WHEREAS, Licensee will need to place and maintain aerial and underground cables, equipment and facilities within the area described above and desires to place such cables, equipment and facilities on poles of Licensor; and

WHEREAS, Licensor is willing to permit, to the extent it may lawfully do so, the placement of said cables, equipment and facilities on Licensor’s facilities where reasonably available and where such use will not interfere with Licensor’s service requirements, or the use of its facilities by others.

NOW, THEREFORE, in consideration of the mutual covenants, terms and conditions herein contained, the parties do hereby mutually covenant and agree as follows:

ARTICLE I

DEFINITIONS

As used in this Agreement:

(a) Licensor's "poles" mean poles owned by Licensor.

(b) "Attachments" means messengers, guy strands, aerial wires, cables, amplifiers, associated power supply equipment and other transmission apparatus necessary for the proper operation of Licensee's communications system.

ARTICLE II

SCOPE OF AGREEMENT

(a) Subject to the provisions of this Agreement, including the proper execution of APPENDIX 1 and 2, the Licensor will issue to Licensee for any lawful communications purpose revocable, nonexclusive licenses authorizing the attachment of Licensee's cables, equipment and facilities to Licensor's poles within the areas shown on Exhibit A attached hereto.

(b) No use, however extended, of Licensor's poles or payment of any fees or charges required under this Agreement shall create or vest in Licensee any ownership or property rights in said poles, but Licensee's rights therein shall be and remain a mere license. Nothing herein contained shall be construed to compel Licensor to construct, retain, extend, place or maintain any facilities not needed for its own service requirements, nor to reconstruct, replace or substitute any facilities damaged, destroyed or discontinued.

(c) It is recognized by the Licensee that the Licensor has heretofore entered into, or may in the future enter into, agreements and arrangements with others not parties to this Agreement regarding the poles covered by this Agreement. Nothing herein contained shall be construed as a limitation, restriction or prohibition against Licensor with respect to such other agreements and arrangements. The license herein granted to Licensee shall not limit, restrict or prohibit Licensor from granting additional licenses or other rights to other licensees and third parties, which do not otherwise interfere with the rights granted to Licensee herein, except as provided in this License Agreement.

Licensor reserves the right to deny access to its poles on a non-discriminatory basis where there is insufficient capacity and for reasons of safety, reliability and generally applicable engineering purposes.

ARTICLE III

FEES AND CHARGES

(a) The Licensee shall pay to Licensor the fees and charges as specified in and in accordance with the terms and conditions of APPENDIX 1, attached hereto and made a part hereof.

(b) Nonpayment of any amount due under this Agreement shall constitute a default of this Agreement.

(c) Licensee shall furnish bond or other satisfactory evidence of security in such amount as Licensor from time to time may require (in an initial amount of Five Thousand Dollars ($5,000.00) for the first 1000 poles and Five Dollars ($5.00) for each succeeding pole but not exceeding Five Hundred Thousand Dollars ($500,000.00) in total) to guarantee the payment of any sums which may become due to Licensor for fees due hereunder or charges for work performed for the benefit of Licensee under this Agreement, including the removal of Licensee’s facilities upon term-ination of this Agreement by any of its provisions or upon termination of any license issued hereunder. This bond requirement may be waived in writing by Licensor.

(d) At the expiration of one (1) year from the date of this Agreement, and at the end of every one (1) year period thereafter, the fees and charges specified in APPENDIX 1 may be adjusted at the request of either Licensor or Licensee after notice made in writing to other party not later than sixty (60) days before the end of the one (1) year period or the end of any subsequent one (1) year period thereafter. If agreement is not reached as to fees and charges within sixty (60) days after notification of the desire of either party to adjust fees and charges, either party may thereafter terminate this Agreement, which termination shall be effective upon six (6) months’ written notice to the other party.

(e) Changes or amendments to APPENDIX 1 shall be affected by the separate execution of APPENDIX 1 as so modified. The separately executed APPENDIX 1 shall become a part of and be governed by the terms and conditions of this Agreement.

ARTICLE IV

SPECIFICATIONS

(a) Licensee's cables, equipment and facilities shall be placed and maintained in accordance with the requirements and specifications of APPENDIX 2 attached hereto and made a part hereof. Unless different standards are specified herein, the provisions of the National Electrical Code (1999 edition) and the National Electrical Safety Code (1997 edition), and any amendments thereto or replacements thereof, shall be applicable.

(b) Changes or amendments to APPENDIX 2 shall be effected by the separate execution of APPENDIX 2 as so modified. The separately executed APPENDIX 2 shall become a part of and be governed by the terms and conditions of this Agreement. Licensor shall have the right at any time to require changes and amendments to APPENDIX 2.

ARTICLE V

LEGAL AUTHORITY

(a) Licensee shall submit to Licensor evidence of Licensee's lawful authority to place, maintain and operate its facilities within public streets, highways, and other thoroughfares and shall secure any necessary permits and consents from Federal, State, County and Municipal authorities and from the owners of property to construct, maintain and operate facilities at the locations of poles of Licensor which it uses.

(b) The parties hereto shall at all times observe and comply with, and the provisions of this Agreement are subject to, all laws, ordinances and regulations which in any manner affect the rights and obligations of the parties hereto under the Agreement, so long as such laws, ordinances or regulations remain in effect.

ARTICLE VI

ISSUANCE OF LICENSES

(a) Before Licensee shall have a right to attach to any pole of Licensor, Licensee shall make application for and receive a revocable, nonexclusive license therefor in the form of Exhibit B, hereto attached and made a part hereof.

(b) Licensor shall have the right at any time to issue rules and regulations concerning submission of applications and attachments to poles of Licensor, which rules and regulations shall be binding upon submission of a copy thereof to Licensee.

(c) Each application submitted by Licensee shall be accompanied by an Application Fee payable to the Licensor in accordance with the schedule of fees and charges set forth in APPENDIX 1

(d) Any license granted hereunder for attachment to Licensor's poles shall terminate without further notice to Licensee as to individual poles covered by the license to which Licensee has not attached within 30 days from the date that Licensor has notified Licensee that such poles are available for attachment to the operating facilities of Licensee.

ARTICLE VII

POLE REPLACEMENT AND REARRANGEMENTS

(a) Licensor reserves the right to refuse to grant a license for the attachment to its poles when Licensor determines in its sole opinion that the space on such pole is required for its exclusive use. If any other licensee or joint user of the poles shall, in connection with its own business or service requirements, need to construct, install or attach additional facilities in, on or with respect to the OPPD poles, in such a manner as to require rearrangement of the existing facilities of Licensee, then Licensee will be required to (i) rearrange or relocate such portion of its facilities to a location designated by Licensor which is reasonably acceptable for such purpose; or (ii) rearrange or relocate such portion of its facilities to another part of the Licensor's poles designated by OPPD and reasonably acceptable to Licensee for such purpose. The cost of any such rearrangement or relocation shall be paid by the other licensees or joint users, except as otherwise required by law or by prior agreement between such other licensees or joint users and Licensor.

(b) In the event Licensor determines that any pole of Licensor to which Licensee desires to make attachments is inadequate or otherwise needs rearrangement of the existing facilities thereon to support or accommodate the additional facilities of Licensee in accordance with the specifications set forth in APPENDIX 2, Licensor will indicate on the application (Exhibit B) the changes necessary to provide adequate pole space and the estimated cost thereof to Licensee and return it to Licensee. If Licensee desires that such changes be made and returns the applications marked to so indicate, Licensor will make such changes, including the

replacement of inadequate poles, and Licensee shall pay Licensor in accordance with the terms of APPENDIX 1. Licensee shall also reimburse the owner or owners of other facilities attached to said poles for any expense incurred by it or them in transferring or rearranging said facilities to accommodate Licensee's attachments. Licensee shall not be entitled to reimbursement of any amounts paid to Licensor for pole replacements or for the rearrangement of facilities on Licensor's poles by reason of the use by Licensor or other authorized user of any of the pole space so made available.

(c) Should Licensor need for its own service requirements the space occupied by Licensee's attachments on any of the Licensor's poles, Licensee will be notified that it shall either surrender its license for that pole and, at its own expense, vacate the space by removing its attachments, or it shall authorize Licensor to replace the poles at the expense of Licensee, in the same manner as stated in the preceding Paragraph (b) covering the replacement or rearrangements of poles when required to accommodate Licensee's attachments or if Licensor advises Licensee that Licensee's desired attachments can be accommodated on present poles of Licensor by rearranging Licensor's facilities thereon, Licensee shall authorize Licensor to make such rearrangements. Licensee shall also reimburse the owner or owners of other facilities attached to said poles for any expense incurred by it or them in transferring or rearranging said facilities to accommodate Licensee's attachments. Any strengthening of poles will be provided at the expense of Licensee in accordance with the specifications in APPENDIX 2.

(d) When multiple applications, including application of Licensee, are received by the Licensor with respect to any pole which must be replaced or rearranged to provide additional space prior to commencement of the work on that pole, subject to any existing agreements, Licensor will endeavor to prorate between Licensee and the other applicants for pole space, to the extent that it is practical to do so and collect, the common expenses of engineering, rearrangement and replacement, if any, which will result from the processing of multiple applications. Licensee shall be bound by Licensor's determination as to any such proration of costs to Licensee.

(e) Whenever it is necessary for Licensor to make pole replacements or rearrangements in order to accommodate Licensee's cable, equipment and facilities, Licensor will endeavor to have performed

such work after issuance of the license to, and acceptance of responsibility for costs by, Licensee in the form of Exhibit B, as soon as is practicable upon consideration of Licensor’s service requirements.

(f) Licensee shall provide all anchors and guying necessary for its facilities. If the presence of the Licensee’s facilities on the Licensor’s poles make it necessary for the Licensor to modify its existing guying or add new guying to its poles then the cost of such modifications or additions shall be reimbursed by the Licensee.

ARTICLE VIII

CONSTRUCTION AND MAINTENANCE OF FACILITIES

(a) Licensee shall, at its own expense, make and maintain its pole attachments in a safe condition and in thorough repair, and in a manner acceptable to Licensor, and so not to conflict with the use of said poles by Licensor or by other authorized users of said poles, or interfere with other facilities thereon or which may from time to time be placed thereon. Licensee shall, at its own expense, upon five (5) days’ notice from Licensor, relocate or replace its facilities placed on said poles, or transfer them to substituted poles, or perform any other work in connection with said facilities that may be required by Licensor; provided, however, that in case of emergency, Licensor may arrange to relocate or replace the attachments placed on said poles by Licensee, transfer them to substituted poles or perform any other work in connection with said facilities that may be required in the maintenance, replacement, removal or relocation of said poles or of the facilities thereon or which may be placed thereon, or for the service needs of Licensor, and Licensee shall reimburse Licensor for the expense thereby incurred. Attachments of Licensee to poles of Licensor as mentioned herein shall be understood to include attachments of Licensee in space reserved for Licensor, or space which Licensor has the right to use.

(b) All tree trimming required on account of Licensee’s equipment shall be done by Licensee at its sole risk and expense and in a manner satisfactory to Licensor and any other joint users. Provided, the parties may agree that Licensor shall conduct tree trimming and be reimbursed by Licensee.

(c) In order to keep the number of poles on public thoroughfares and elsewhere to a practicable minimum, Licensee agrees not to erect any poles of its own in or near any location of Licensor without the consent of the Licensor.

ARICLE IX

TERMINATION OF LICENSES

(a) Upon notice from Licensor to Licensee that the use of any poles is not authorized by Federal, State, County or Municipal authorities or private property owners, the license covering the use of such poles shall immediately terminate and shall be surrendered and Licensee shall remove its cables, equipment and facilities at once from the affected pole or poles at Licensee’s expense.

(b) Licensee may at any time remove its facilities from any pole of Licensor, but shall immediately give Licensor written notice of such removal and surrender of license in the form of Exhibit C hereto attached and made a part hereof. If Licensee surrenders its license but fails to remove its facilities from Licensor’s poles within thirty (30) days of receipt of written notice, Licensor shall have the right to remove Licensee’s facilities at Licensee’s expense and without any liability on the part of Licensor for damage or injury to Licensee’s facilities. In the event that Licensee’s cables, equipment and facilities shall be removed from any pole as provided by this Article, no attachment shall again be made to such pole unless Licensee shall have first complied with all of the provisions of this Agreement as though no such attachment had previously been made.

ARTICLE X

INSPECTIONS OF LICENSEE'S INSTALLATIONS

(a) Licensor reserves the right to make periodic inspections, with or without notice, of any part of the cable, equipment and facilities of Licensee on its poles and in the vicinity of such cable, equipment and facilities; and Licensee shall reimburse Licensor for the expense of such inspections. OPPD will use reasonable efforts to conduct joint inspections of facilities on its poles, and to allocate the costs of such joint inspections among all users of the poles. Inspections will not be made more often than once a year unless, in Licensor's judgement, additional inspections are required for reasons involving safety or are required because of violation of terms of this Agreement by Licensee. The charge for the inspection shall be in accordance with the terms and conditions of APPENDIX 1. The making of such inspections or the failure to do so shall not operate to relieve Licensee of any responsibility, obligation or liability assumed under this Agreement or required by applicable law.

(b) If any cable, equipment and facilities of Licensee shall be found on a pole for which no license is outstanding, Licensor, without prejudice to its other rights or remedies under this Agreement or other-wise, may (1) impose a charge, and (2) require Licensee to remove such cable, equipment and facilities forthwith or Licensor may remove them without liability and the expense of removal shall be borne by Licensee. For the purpose of determining the charge, absent satisfactory evidence to the contrary, the unlicensed use shall be treated as having existed for a period of two (2) years prior to its discovery or for the period beginning with the date of this Agreement, whichever period shall be the shorter; and the fee, at the appropriate rate as shown in APPENDIX 1, for each year and for any portion of a year contained in such period, shall be due and payable forthwith. Any such fee imposed by Licensor shall be in addition to its rights to any other sums due and payable and to any claim, damages, or other relief, under this Agreement or applicable law. No act or failure to act by Licensor with regard to said fee or said unlicensed use shall be deemed as a ratification or the licensing of the unlicensed use, and if any license in the form of Exhibit B should subsequently be

issued, after application and payment of the application fee therefore, said license shall not operate retroactively or constitute a waiver by Licensor of any of its rights or privileges under this Agreement or applicable law.

ARTICLE XI
LIABILITY AND DAMAGES

(a) Licensor reserves to itself, its successors and assigns, the right to maintain its poles and to operate its facilities thereon in such manner as will best enable it to fulfill its own service requirements. Licensor shall not be liable to Licensee except for the willful negligence or gross misconduct of Licensor for any interruption of service to Licensee or for interference with the operation of the cables, equipment and facilities of Licensee arising in any other manner out of the use of Licensor’s poles.

(b) Licensee shall exercise special precautions to avoid damaging the cables, wires, equipment and facilities of Licensor and of others occupying Licensor’s poles, and Licensee hereby assumes all responsi-bility for any and all loss for such damage. Licensee shall make an immediate report to Licensor of the occurrence of any such damage and hereby agrees to reimburse the respective owners for the expense incurred in making repairs.

(c) Licensee assumes all liability for and shall indemnify, defend, protect and save Licensor harmless from and against any and all claims, demands, suits, judgments, liabilities, loss, damages, court costs and expenses, including attorney’s fees, of whatsoever kind or character arising out of any act or omission in the conduct of Licensee’s business or any claimed act or omission in the conduct of such business or for interruption of, damage to, or interference with Licensee’s telecommunications services to its customers from any and all causes whatsoever, or for damage to or loss of any property whatsoever and injury to or death of any person or persons whomsoever, including but not limited to employees, agents, contractors, and customers of Licensee, Licensor and others using Licensor’s poles, which may in any manner arise out of or be caused by the installation, operation, maintenance, presence, use, rearrangement or removal of Licensee’s attachments or by the proximity of the respective cables, wires, equipment, apparatus and appliances of Licensee, Licensor and others using

Licensor's poles, or by reason of any negligence of Licensee on or in the vicinity of Licensor's poles.

(d) Licensee shall also indemnify, protect and save harmless Licensor from any and all claims and demands of whatever kind which arise directly or indirectly from the operation of Licensee's facilities including taxes, special charges by others, claims and demands for damages or loss for infringement of copyright, for libel and slander, for unauthorized use of television broadcast programs, and for unauthorized use of other program material, and from and against all claims and demands for infringement of patents with respect to the manufacture, use and operation of Licensee's equipment whether arising from the use of Licensee's equipment in combination with Licensor's poles.

(e) Licensee shall carry insurance, to protect the parties hereto from and against any and all claims, demands, actions, judgments, cost, expenses and liabilities of every kind and nature which may arise or result, directly or indirectly, from or by reason of such loss, injury or damage. All insurance required shall remain in force for the entire life of this Agreement. The company or companies issuing such insurance shall be approved by Licensor and Licensor shall be named as additional insured in each of its policies Licensee shall submit to Licensor certificates by each company insuring Licensee to the effect that it has insured Licensee for all liabilities of Licensee under this Agreement and that it will not cancel or reduce any limits of insurance requirements set forth in this Agreement issued to Licensee except after thirty (30) days' notice to Licensor. Licensee shall carry the following insurance in the amounts indicated:

(1) Worker's Compensation Insurance to comply with the Worker's Compensation and occupational disease laws of the State of Nebraska of similar laws of any other State asserting jurisdiction over employees of the Licensee.

(2) Employer's Liability Insurance with a minimum limit of $500,000 per accident.

(3) Comprehensive General Public Liability Insurance to protect the Licensee against claims for personal injury or property damage resulting from operations under this agreement. This insurance shall include the following specific

extensions of coverage under the comprehensive general policy form or equivalent:

1. Contractual Liability to include indemnification of the District by the Licensee.
2. Contractors Protective Liability to protect the Licensee against claims resulting from operations of its subcontractors.
3. Products and/or Completed Operations Liability
4. Broad Form Property Damage Liability

The minimum limits of liability for the above insurance shall be:

Bodily Injury and Property Damage - Evidence underlying limits of $1,000,000 per person per occurrence with umbrella excess limits of $5,000,000 per occurrence.

(4) Automobile Public Liability Insurance the Licensee shall carry public liability insurance to protect against claims for bodily injury or property damage resulting from the use of all owned, hired, or non-owned motor vehicles while performing Work under the Contract. The minimum limits of liability for the insurance shall be:

Bodily Injury and Property Damage - Evidence underlying limits of $1,000,000 per person per occurrence with umbrella excess limits of $5,000,000 per occurrence.

The District reserves the right to change the amount of insurance to be carried by the Licensee with respect to operations under this agreement.

(f) Licensee shall not permit anyone to work on Licensee's facilities which may be in the vicinity of Licensor facilities who is not aware of the dangerous nature of electricity or who is not qualified to work in the vicinity of electric facilities. Licensee shall provide workers with adequate equipment and training for working in the vicinity of electric facilities and shall provide adequate supervision of such workers so as to avoid accidental contact with hazardous electric facilities.

LICENSE NOT EXCLUSIVE

Nothing herein contained shall be construed as a grant of any exclusive license, right or privilege to Licensee. Licensor shall have the right to grant, renew and extend rights and privileges to others not parties to this Agreement, by contract or otherwise, to use any poles covered by this Agreement.

ARTICLE XIII

ASSIGNMENT OF RIGHTS

(a) Licensee shall not assign or transfer the privileges contained in this Agreement without the prior consent in writing of Licensor, which consent will not be unreasonably withheld, delayed or conditioned. Notwithstanding the foregoing, Licensee shall have the right to assign, convey or otherwise transfer its rights, title, interest and obligations under this agreement, in whole or in part, to any entity controlled by, controlling or under common control of Licensee, or any entity into which Licensee may be merged or consolidated or which purchases all or substantially all of assets of Licensee.

(b) Subject to the provisions of Paragraph (a) hereof, this Agreement shall extend to and bind the successors and assigns of the parties hereto.

ARTICLE XIV

WAIVER OF TERMS AND CONDITIONS

Failure to enforce or insist upon compliance with any of the terms or conditions of this Agreement or failure to give notice or declare this Agreement or the licenses granted hereunder terminated shall not constitute a general waiver or relinquishment of any such terms, conditions or acts but the same shall be and remain at all times in full force and effect.

ARTICLE XV

TERMINATION OF AGREEMENT

(a) If Licensee shall fail to comply with any of the terms or conditions of this Agreement or default in any of its obligations under this Agreement and shall fail within thirty (30) days after written notice from Licensor to correct such default or noncompliance, Licensor may, at its option, forthwith terminate this Agreement and all licenses granted hereunder, or the licenses covering the poles as to which such default or noncompliance shall have occurred.

(b) The Licensor shall have the right to terminate this entire Agreement, or individual licenses granted hereunder, without notice:

(1) If the Licensee’s facilities are maintained or used in violation of any law or in aid of any unlawful act or undertaking; or

(2) If any permit or other authorization which may be required by any governmental authority or by property owners for the operation or maintenance of Licensee’s cables, equipment and facilities on Licensor’s poles is revoked, denied, or not granted before the date when possession of such permit or authorization becomes a condition or continued operations; or

(3) If Licensee defaults under ARTICLE IV.

(c) The Licensor shall have the right to terminate this entire Agreement, or individual licenses granted hereunder, upon written notice:

(1) If, in Licensor’s sole judgement, its service needs require full utilization of such poles; or

(2) If changes in the physical facilities, space or location requirements, or service requirements of Licensor, render such poles inadequate to support the facilities of Licensee; provided, however, that in such event Licensee may request the substitution of suitable poles upon the same terms and conditions as would be applicable under ARTICLE VI.

(d) If the insurance carrier shall at any time notify Licensor that the policy or policies of insurance, as provided under ARTICLE XI hereof, will be canceled or materially changed so that the

requirements of ARTICLE XI will no longer be satisfied, then this Agreement shall cease and terminated upon the effective date of such notification.

ARTICLE XVI

TERM OF AGREEMENT

This Agreement shall become effective upon its execution and if not terminated in accordance with the provisions of this Agreement shall continue in effect for a term of not less than five (5) years. Either party may terminate this Agreement at the end of the said term by giving to the other party written notice of an intention to terminate the Agreement at least six (6) months prior to the end of the said term: but, upon failure to give such notice, this Agreement shall continue in force upon the same terms and conditions for a further terms of five (5) years, and for one (1) year periods thereafter, until terminated by either party at the end of any current term by giving to the other party written notice of an intention so to terminate the Agreement at least six (6) months prior to the end of such term. Upon termination of the Agreement in accordance with any of its terms, all outstanding licenses shall terminate and shall be surrendered and Licensee shall immediately remove its cables, equipment and facilities from all poles of Licensor. If not so removed, Licensor shall have the right to remove Licensee's cable, equipment and facilities at the cost and expense of Licensee and without any liability therefor.

ARTICLE XVII

NOTICES

Notices under this Agreement may be given by posting the same in first class mail to the Licensee as follows:

(Name)	William A King Jr.
(Address)	2314 1/2 N 24th St
(City, State and Zip)	Omaha, Nebraska 68110-2215

and to the Licensor as follows:

(Title)	Lead Utilities Coordinator
(Company)	Omaha Public Power District
(Address)	444 South 16th Street Mall
(City, State and Zip)	Omaha, Nebraska 68102-2247

ARTICLE XVIII

This Agreement supersedes all pervious agreements, whether written or oral, between Licensee and Licensor for placement and maintenance of aerial cables, equipment and facilities by Licensee within the area described above and shown by Exhibit A; and there are no other provisions, terms or conditions to this Agreement except as expressed herein. All currently effective licenses heretofore granted pursuant to such previous agreements shall be subject to the terms and conditions of this Agreement.

This Agreement shall be governed by and interpreted in accordance with the law of the State of Nebraska, without regard to its conflicts of laws principles. The parties may bring a civil action for a claim arising under or related to this Agreement, or performance hereunder, only the United States District Court for the District of Nebraska or a state district court of competent jurisdiction and proper venue in the State of Nebraska.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in duplicate on the day and year first above written.

WITNESS (ATTEST) OMAHA PUBLIC POWER DISTRICT

_____ By _____

Title _____

WITNESS (ATTEST) Media King Communications

_____ By William A. King Jr.

Title CEO/FOUNDER

Exhibit A

(insert map of area to be
served by Licensee)

OMAHA PUBLIC POWER DISTRICT

APPLICATION FOR POLE LICENSE

In accordance with the terms and conditions of the License Agreement between the Omaha Public Power District and Media King Communications , dated July, 2017, application is hereby made for a license to make attachment(s) to the pole(s) listed below.

X New attachment location. _____Addition to existing attachment.

LICENSEE INFORMATION

Name: William A. King Jr

Address: 2314 1/2 N 24th St

Contact: William King Phone No. 402-714-6482

LOCATION DATA (attach list if needed) (attach drawing indicating pole locations)

Pole No.	Attach. Height	Location
	_____ ft.	
	_____ ft.	
	_____ ft.	
	_____ ft.	

TECHNICAL DATA (attach sketch showing cross section of assembly)
(heavy load per NESC 250--grade B, metro--grade C, rural)

Effective diameter of assembly: _____. Weight of assembly: _____ lbs. per foot.

Design load tension: _____ lbs % of ultimate capacity: _____ %.

Guy/anchor design load: _____ lbs. Guy/anchor ultimate capacity: _____ lbs. Guy lead: ____ ft.

Minimum assembly ground clearance: _____ ft.

William A. King Jr. _____ 7-24-017
Signature of Licensee Representative Date

For OPPD use only:
Accepted _____ Denied _____ Final Field CK _____

STATUS-POLES LICENSED FOR ATTACHMENTS

Poles Licensed	Quantity

Previous Count _____/_ _ _____

Appl. No. Date

Added this License: _____

New Total: _____

REVISED 1/13/99

LICENSE

(MAKE READY COST)

A license is hereby granted to make the attachments described in this application, subject to acceptance by Licensee of the obligation to pay the actual cost of the following replacement of poles and rearrangement of facilities required to accommodate the specified attachments:[1]

Description	Estimated Cost $[2]

OMAHA PUBLIC POWER DISTRICT

BY _____

TITLE LEAD UTILITIES COORDINATOR

DATE _____

The above replacements and rearrangements are approved and the actual costs thereof will be paid to Licensor in accordance with APPENDIX 1 to the License Agreement.[3]

Media King Communications
(Name of Licensee)

BY William A. King Jr.

TITLE CEO/FOUNDER

DATE 7-24-2017

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1 If any additional replacements and rearrangements other than those described herein become involved, Licensor shall notify Licensee that Licensee's application is to be reprocessed to reflect such additional replacements and arrangements.

2 While prior to completion of the work Licensor makes only an estimate of the cost involved, Licensee agrees to pay for the actual cost of such replacements and rearrangements.

3 If estimated costs shown here are costs prorated between multiple Licensees, and if one or more other licensee fails to pay its prorate share, the actual costs to be paid by licensee will be revised accordingly.

EXHIBIT C

NOTIFICATION OF SURRENDER OR MODIFICATION
OF POLE ATTACHMENT LICENSE BY LICENSEE

_____

_____, _____

OMAHA PUBLIC POWER DISTRICT

In accordance with the terms and conditions of the License Agreement between us, dated _____, _____, notice is hereby given that the license covering attachments to the following poles is surrendered (or modified, if indicated);

License No. _____ Dated _____, _____

Pole Identification	Attachment Removed	Modification/Surrendered

Media King Communications
(Name of Licensee)

By William A. King Jr
Title CEO/FOUNDER

Date Notice Received _____ By _____

Checked _____ By _____

STATUE-POLES LICENSED FOR ATTACHMENTS

Poles Licensed	Quantity
Previous Count / Appl. No. Date	
Subtracted, this License	
New Total	

APPENDIX 1

SCHEDULE OF FEES AND CHARGES

THIS APPENDIX 1 is, from the effective date hereof, an integral part of the License Agreement between OMAHA PUBLIC POWER DISTRICT, therein called Licensor, and Media King Communications therein called Licensee, dated 7-24-2017 (hereinafter called the Agreement) and contains the fees and charges governing the use of Licensor's poles to accommodate the cable, equipment and facilities of Licensee in CASS, DOUGLAS, JOHNSON, NEMAHA, OTOE, SARPY AND SAUNDERS COUNTIES.
The effective date of this Appendix 1 is 7-24-2017.

POLE ATTACHMENTS

1. APPLICATION FEE: $ None per application or (per pole).
   The application fee must accompany the application.

*2. ATTACHMENT FEE: $11.40 per pole, per attachment, per annum.

a. Computation

For the purpose of computing the total attachment fees due hereunder, the total fee shall be based upon the number of poles to which attachments are actually made, on the first day of June and the first day of December of each year. The first advance payment of the annual charge for Licenses granted under this Agreement shall be prorated from the date that the attachment is made to the pole to the first regular payment date.

b. Payment Due

Attachment fees shall be due and payable semiannually, in advance, on the first day of January for the first half of the calendar year next preceding, and on the first day of July for the last half of the calendar year. Such attachment fees shall become delinquent 30 days after presentment of the bill therefore or on the specified payment date, whichever is later. No further written notice to Licensee shall be required and the failure to make payment before the due date shall constitute a default of this Agreement. Delinquent attachment fees will become part of the Licensee's electric

service accounts with the District and the electric service accounts will be considered delinquent. The delinquent electric service accounts and delinquent attachment fees will be subject to the District's collection and disconnection procedures until paid in full.

c. Termination of License

Upon termination or surrender of a license granted hereunder, the applicable attachment fee shall be prorated for the period during which the attachment was made to Licensor's pole during the final semiannual period and shall be credited to Licensee; provided, however, that there shall be no pro-ration of attachment fee if the license is terminated as a result of any act or omission of Licensee in violation of this Agreement.

3. OTHER CHARGES:

a. Computation

(1) All charges incurred by Licensor as a result of applications, inspections, engineering, rearrangements, removals of Licensee's facilities from Licensor's poles and other work performed for Licensee shall be based upon the full cost and expense to Licensor for performing such work plus the appropriate current overhead rate on the costs incurred in performing such work for Licensee. The cost to Licensor shall be determined in accordance with the regular and customary methods used by Licensor in determining such costs.

(2) The charge for replacement of poles shall include the entire nonbetterment cost to Licensor, including the increased cost of larger poles, sacrificed life value of the poles removed, cost of removal less any salvage recovery and the cost of transferring Licensor's facilities from the old to the new poles.

b. Payment Date

All bills for such other charges shall be payable upon presentment to Licensee, and shall be deemed delinquent if not paid within 30 days after presentment to Licensee.

OMAHA PUBLIC POWER DISTRICT	Media King Communications
Licensor	Licensee
By _____	By William A. King Jr.
Title _____	Title CEO/FOUNDER
Date _____	Date 7-24-2017

APPENDIX 2

ATTACHMENTS TO POLES

THIS APPENDIX 2 is, from the effective date hereof, and integral part of the License Agreement between OMAHA PUBLIC POWER DISTRICT, therein called Licensor, and Media King Communications therein called Licensee, dated 7-24-2017 (hereinafter called the Agreement) and contains certain minimum requirements and specifications governing the attachment of cables, equipment and facilities of Licensee (sometimes called Attachments in the Appendix) to poles of Licensor in. BURT, CASS, COLFAX, DOUGLAS, JOHNSON, NEMAHA, OTOE, PAWNEE, RICHARDSON, SARPY, SAUNDERS AND WASHINGTON COUNTIES.
The effective date of this APPENDIX 2 is 7-24-2017.

GENERAL

1. The Licensee is responsible for the proper design, construction and maintenance of its attachments. Attachments generally will be limited to strand-supported cable, service drops, terminals and necessary appurtenances deemed by Licensor to be suitable for pole mounting.

2. Any rearrangements of Licensor's facilities or replacement of poles required to accommodate Licensee's Attachments shall be done by Licensor or a contractor authorized by Licensor.

3. The fees and charges specified in APPENDIX 1 shall be applicable to all licenses granted to Licensee hereunder, without regard to the methods of attachment used.

4. Licensee's Attachments shall be plainly identified by appropriate marking satisfactory to Licensor.

5. Licensee's workmen shall assure themselves that any pole to be climbed has sufficient strength or is adequately braced or guyed to support the weight of the workmen.

6. All requirements of the National Electrical Safety Code referred to herein shall mean the 1997 Edition of such code, or any later amendment or replacement thereof, and shall include any additional requirements of any applicable Federal, State, County or Municipal code. References to simply the Safety Code, or to NESC, have the same meaning.

7. While many of the standards and technical requirements for Licensee's cable equipment and facilities are set forth herein,

Licensor reserves the right to specify the type of construction required in situations not otherwise covered in this Appendix. In such cases, Licensor will in its discretion furnish to Licensee written materials which will specify and explain the required construction.

VOLTAGE, POWER, ELECTRICAL INTERFERENCE

8. Licensee's Attachments shall not use or carry voltages or currents in excess of the limits prescribed for communications conductors by the National Electrical Safety Code (Definitions). However, all parts of Licensee's Attachments carrying voltages in excess of 50 volts AC (rms) to ground or 135 volts DC to ground, except for momentary signaling or control voltages, shall be enclosed in an effectively grounded sheath or shield. All energized parts of Licensee's Attachments shall be suitably covered to prevent accidental contact by the general public, Licensor's workmen or workmen of another licensee having facilities on the same pole.

9. Licensor shall determine whether Licensee's Attachments cause or may cause electrical interference with Licensor's or any other Licensee's communication facilities. Licensee shall, on demand of the Licensor, correct immediately at Licensee's expense any such interference including, if necessary, removal of the Attachments causing the interference.

10. No Attachment shall use the earth as the sole conductor for any part of the circuit.

11. Licensee shall not circumvent Licensor's or any other Licensee's corrosion mitigation measures (e.g., short circuit insulating joints).

GROUNDING AND BONDING

12. All power supplies shall be grounded. The neutral side of the power drop shall be continuous and not fused. The neutral line shall also be bonded to the power supply cabinet. The cabinet shall be connected to an earth ground at the pole. In areas where a Licensor has a ground wire (which is connected to the Licensor's neutral) running down the pole, the cabinet ground can be connected to it. Where a Licensor vertical ground wire is not available, the Licensee must place a ground rod. All cabinets, housings and metal

socket bases on a common pole shall be bonded to each other, to the communication strand and to the Licensee’s strand.

13. Where two or more aerial suspension strands are located on the same pole, the suspension strands shall be bonded together. Licensee shall attach the bonding wire to its strand and leave a sufficient length of wire to complete the bond. Where the strands of two or more licensees are to bonded together, the licensee placing the last strand, if authorized to do so by the other licensees, shall make both connections. Where such authorization is not granted by the Licensee owning the existing strand, Licensee shall attach the bonding wire to its strand and leave enough wire to permit making a connection to the other strand. In such case, the Licensee owning the existing strand shall be responsible for completing the bonding. Licensee may bond its cable sheath to Licensor’s common neutral, vertical ground wires, and ground rods at whatever frequency Licensee desires. All vertical ground wires shall be covered by a molding. Ground rods installed by Licensee shall be in accordance with National Electrical Safety Code.

14. Suspension strands at trolley feeders and trolley contact wires located on the same street shall be bonded at the first, last and every intermediate fifth poles until the remaining section between bonds is not more than eight or less than four spans. At other locations, the strands shall be bonded at the first, last and every intermediate tenth poles until the remaining section between bonds is not more than thirteen or less than four spans. Strands shall be bonded at or neat the first pole on each side of underground dips or trolley wire crossovers.

15. Strands attached to the same bolt do not have to be bonded.

16. Where a Licensee’s strand leaves a pole which carries other strands supporting communications cables, and Licensee’s strand continues to a pole carrying power facilities but no communications facilities, Licensee's cable shall be.

(a) Bonded to the other communications strands on the pole that it leaves,

(b) Bonded to an effective ground, preferably within two spans but not greater than ten (10) spans, after leaving said pole, and

(c) Bonded with a No. 6 solid, soft-drawn copper wire. The wire must be attached to the strand with an approved clamp, such as a lashing wire clamp, designed for attachment to each specific size of strand involved (for example, Change Lashing Wire Clamp, Catalog Number 9000, or equivalent).

17. Strands supporting drop wire shall be bonded to the cable suspension strand.

18. Any connecting or bonding to Licensor’s facilities shall be done by Licensor and the connecting or bonding wire shall be sufficient length to allow Licensor to complete the connection or bond.

CLEARANCES

19. Licensee’s Attachments are subject to the same clearances as communications facilities and shall beet all of the pertinent clearance requirements of the Safety Code. Safety Code rules covering the most commonly encountered conditions are listed below.

		NESC 1997 Edition General Rule
(a)	Vertical clearance on poles jointly occupied by communication facilities and power facilities	235
(b)	Mid-span clearances between communication facilities and power facilities	235
(c)	Crossing clearances of facilities carried on different supports	233
(d)	Clearances from street light brackets and associated wiring	238
(e)	Clearances of conductors from another line	233

(f)	Clearances of vertical and lateral conductors from other wires and surfaces on the same support	239
(g)	Clearances in any direction from line conductors and supports, span for guy wires, attached to the same support	235
(h)	Vertical clearance of wires above ground or rails	232

The clearance and separations set forth represent conditions most frequently encountered. There values are minimum and greater clearance shall be obtained where possible.

LOCATION AND SPACING

20. Licensor shall specify the location of Licensee's Attachments on each pole, including the location of Licensee's riser cables. Where Licensor has installed its own communication circuits (supervisory control circuits) for operation of its electric system, clearance of Licensee's facilities from these communication circuits shall be the same as from Licensor's common neutral conductor.

21. The minimum vertical separation between Licensee's suspension strand when located on the same side of the pole shall be twelve (12) inches from communication facility. Licensee's suspension strand and cable shall be located above communication facilities. Variance of this separation is not under jurisdiction of Licensor.

22. The minimum separation between Licensee's and communication suspension strands specified herein also applies between Licensee's strand and the suspension strand of another licensee, and between two or more strands of Licensee; provided, however, that Licensee may agree with another Licensee to reduce the separation between their respective strands. Separation between the bolt holes must in any event be at least four (4) inches.

23. Licensee's strand-mounted equipment housings and cable drip loops shall be placed at least six (6) inches above communication facilities.

24. Power supply cabinets and other pole-mounted equipment shall not be permitted below communication facilities on a pole where any of the following are present:

(a) Underground riser cable or pipe.

(b) Communication terminal.

(c) Communication distribution terminal.

(d) Communication closure.

(e) Communication case.

(f) Communication air dryer.

(g) Other equipment of a size that would impair climbing or working space if an additional pole-mounted facility were installed.

25. Licensee shall be required to place all of its Attachments, including amplifiers, power supplies, terminals, splitters and taps, so as not to interfere with climbing space, as defined in the National Electrical Safety Code (Rule 236).

26. Licensee shall not attach its facilities, except the termination of the bond wire when authorized, to communication strand or suspension bolt.

27. Through bolts may not be placed less than 10 inches from the top of the pole. When through bolts present a hazard to climbing, i.e. extend more than 2 inches beyond the nut, they shall be trimmed to a safe length.

28. Pole steps will not be allowed on any Licensor pole.

LOADING

29. The Licensee shall furnish to Licensor as a part of Exhibit B to this Agreement the details as to the ultimate strength, tension at 60°F, and maximum tension in its suspension strand or conductor under the applicable storm loading specifications in Code.

30. Licensee shall furnish to Licensor as part of Exhibit B to this Agreement details as to the weight and size of its cables, suspension strands and/or conductors, with and without the ice loading, as specified by the National Electrical Safety Code (Rule 251) or appropriate local code for the loading area concerned. N.E.S.C. Rule 250 covers the degree of loading (light, medium, heavy) appropriate in different sections of the country. Where local code designates a heavier degree of loading than the N.E.S.C., the local requirements shall govern.

31. Licensee may lash its cable to the strand of another licensee, where this is acceptable to all other licensees involved and to Licensor. Maximum tension of Licensee’s strand shall not exceed 60% of the breaking strength under applicable storm loading, as defined by the National Electrical Safety Code (Rule 251).

Where local codes designate a heavier degree of loading then the N.E.S.C., the local requirements shall govern.

GUYING

32. Guying will be required on poles where the total unbalanced load including the tension due to Licensee's Attachments under the appropriate storm loading prescribed by the National Electrical Safety Code (Rule 251), exceeds 200 pounds unless the pole was designed as an unguyed corner pole and the pole has adequate strength and stability, in the opinion of Licensor, to withstand the additional load.

33. Guys, when required, shall be of such material and dimensions as to provide adequate strength to withstand the transverse loads specified in the National Electrical Safety Code (Rule 252B), and the longitudinal load assumed in the Code (Rule 252C). Guys on poles which also support power facilities shall be in compliance with the National Electrical Safety Code (Rule 261C and 282).

34. Guy guards shall be installed in compliance with N.E.S.C. Rule 282E.

35. Licensee may attach its guy to Licensor's anchor rods where Licensor specifically authorizes it in writing. Should it be necessary to replace the anchor at a later date to provide added strength for Licensor's requirements, the anchor shall be replaced at Licensee's expense if the existing anchor rod would support Licensor's Attachments without regard to Licensee's guy.

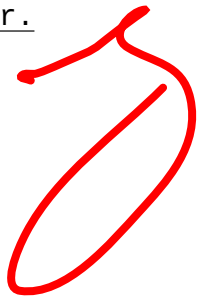
36. More than one Licensee may use a common guy to sustain their combined load.

37. Guys shall be insulated as specified in the Safety Code (Rules 215 and 283) and at any location where Licensee's guy parallels Licensor's guy with insulator. Licensee's guys shall not short circuit Licensor's guy insulators.

38. Cross guying of Licensee's guys with Licensor's guys is not allowed.

39. Material used for guys shall be compatible from a corrosion standpoint with the hardware to which it is attached.

OMAHA PUBLIC POWER DISTRICT	Media King Communications
Licensor	Licensee
By _____	By William A. King Jr.
Title _____	Title CEO/FOUNDER
Date _____	Date 7-24-2017



RULES GOVERNING LICENSEE'S ATTACHMENTS TO POLES OF LICENSOR ISSUED PURSUANT TO ARTICLE VI (b) OF THE AGREEMENT BETWEEN

OMAHA PUBLIC POWER DISTRICT AND Media King Communications

DATED 7-24-2017

1.00 APPLICATION FOR ATTACHMENT

1.01 In the interest of both Licensee and Licensor to maintain current map records and attachment counts, the method of preparing Application for Pole Licenses, hereinafter called "Applications" and Notice of Removal of Pole Attachment hereinafter called "Removal" will be as hereinafter designated.

1.02 An Application or Removal shall be filled out for each quarter section. The Application or Removal can cover less than but shall not exceed more than one quarter section. (The quarter section must be listed on drawing (i.e. R12E T14N Sect 22 NW)).

1.03 Drawings provided by Licensee shall not exceed one of the following sizes per Application:

A size drawing 8½" X 11"
B size drawing 11" X 17"
C size drawing 17" X 22"
D size drawing 24" X 30"
E size drawing 30" X 42"

1.04 Attachment counts will be totaled by quarter section a possible exception to this being the more rural areas (i.e. Rulo, Nebraska). The Licensor will total by county for billing purposes with the possible exception of the rural areas.

1.05 Licensee shall complete the Application(s) or Removal(s) except for the Licensor's application number and forward to Licensor. Applications shall include a filled out Pole Attachment Form(s) or Removal Form(s) and two (2) copies of a clearly marked drawing (CommScope data when applicable).

1.06 Pole locations on drawings accompanying Application(s) or Removal(s) shall be to scale and identifiable by relative position to streets and/or addresses. Span lengths shall be shown.

1.07 Licensor shall assign the Application a number and if license is granted, return a copy with letter to Licensee.

1.08 If "Make Ready Costs" are required the Licensor will inform the Licensee in writing explaining the reasons. If the Licensee chooses to proceed a request in writing will be made to the Licensor.

1.09 After receipt of the written request the Licensor will prepare a “Make Ready Cost” estimate and return to Licensee.

1.10 If the Licensee agrees with the estimate, the “Make Ready Cost” document is signed and the original is returned to the Licensor. The Licensor will then proceed with the work.

1.11 After Licensor has completed all work in conjunction with the “Make Ready Cost” and actual costs are available, Licensor will submit a bill to Licensee.

1.12 When multiple pole license applications are received by the Licensor (prior to any work done on the pole or poles by the initial Licensee) the Licensor will notify the Licensees by telephone and confirm in writing the need for “Make Ready Cost”. A reply in writing within seven (7) days and shall be required from each Licensee indicating the willingness to share the expenses in rearrangement or replacement of Licensor facilities to provide space for more than one Licensee. Any pole license applications which had been issued prior to the receipt of the other application(s) shall be void.

2.00 NOTICE OF REMOVAL

2.01 Licensee shall complete notification portion of Removal, except for application number and forward to Licensor together with two (2) copies of a drawing showing which poles are being vacated. Each Removal notification shall cover only one quarter section.

2.02 Licensor shall assign the application a number, date and sign the acknowledgment, complete status section of Removal, and return a copy to Licensee.

3.00 TRANSMITTAL OF FORMS

3.01 All Applications for Attachments and Notices of Removal and associated drawings are to be mailed to:

LEAD UTILITIES COORDINATOR
OMAHA PUBLIC POWER DISTRICT
444 SOUTH 16TH STREET MALL
OMAHA, NEBRASKA 68102-2247

4.00 CONSTRUCTION

4.01 Licensee shall install, maintain and remove its facilities in accordance with the requirements and specifications of the National Electric Safety Code, National Electrical Code, Nebraska Electrical Safety Code, Municipal Codes, County Codes, the Occupational Safety and Health Act of 1970 and all Standards, Rules, Regulations and Orders issued pursuant thereto, and the Nebraska Public Service commission. (See Figures 1, 2, 3, 4 and 5)

4.02 Licensor has in its joint use agreements, arrangements and practices with telephone companies, reserved pole space for Licensor's facilities. Licensee shall attach its facilities at the lowest possible point of a pole to minimize adjustment in its facilities when Licensor desires use of reserved pole space not presently used. Licensee may use Licensor's reserved pole space with the understanding that Licensee will relocate its facilities, in accordance with this Agreement, when Licensor desires to use the reserved pole space.

4.03 Licensee's attachments, permanent or temporary, shall not be attached to poles that have been or will be purchased for environmental considerations. This includes steel poles, special wood poles for street lighting, special wood poles for distribution circuits, and any pole where specific agreements between the Licensor and a governmental body, existing and future, limits attachments to the poles. No attachments will be allowed on transmission structures or poles 69,000 volts and above.

4.04 Licensee shall file with Licensor's Section Manager of Construction in Electric Operations Division the names and telephone numbers of Licensee's personnel responsible for the engineering, construction, and day to day field operation of Licensee's facilities before Licensee makes any attachments to any pole to which Licensor has attached its facilities. Licensee's responsible field operation personnel shall be available 24 hours a day, seven days a week.

4.05 Licensor shall complete relocation of its facilities to provide proper clearance before Licensee attaches its facilities to poles supporting Licensor's facilities.

4.06 Licensee shall secure at its own cost, all necessary easements and permits prior to installing its facilities.

4.07 A climbing space having the horizontal dimensions of 30 inches square shall be provided past TV cables and telephone cables (including service drops). (Fig. 1) This climbing space shall extend 40 inches above the TV cables and 40 inches below the TV cables and/or telephone cables. This climbing space shall be on the side of the pole which does not also include underground power cable risers, underground telephone cable risers, power control equipment, telephone cabinets, traffic control signals, or traffic control equipment.

4.08 Licensee's power supplies shall be located outside the climbing space past TV and telephone plant, and shall be located (except for galvanized rigid supply conduit) a minimum of 40 inches below all Licensor's facilities. (Fig. 2) The supply conduit weatherhead and arrester shall be approximately 12 inches below Licensor secondary. These power supplies shall not be located on primary junction poles or poles having any of the following items attached to the pole; underground power cable riser, power capacitors, power transformers, telephone cable riser, telephone cabinet, traffic control signals and/or equipment.

4.09 Licensee's facilities shall be placed on same side of pole as telephone company cable attachment. Where there is no telephone attachment, Licensee's facilities shall be placed on same side of pole as the licensor's secondary wires or common neutral wire.

4.10 Licensee's attachment shall be at least 60 inches below all primaries (2400 volts or above).

4.11 Licensee shall not attach underground facilities to any junction poles, cable terminal poles, LB (Load-Break) switch poles, capacitor poles, or regulator poles.

4.12 Licensee shall obtain permits from property owners where tree trimming is required. See Figure 3 for tree trimming permit form.

4.13 Licensee shall divide its area in sections and will schedule its work 2 weeks in advance. Licensee shall establish a finish date for each area prior to starting work.

4.14 Licensee shall drill the minimum number of holes in a pole. Unused holes shall be plugged with "penta" treated plugs.

4.15 Licensee shall use pole brands for pole attachments on all corner poles. Attachments to tangent poles shall be by means of standard ⅝ inch galvanized thru bolts.

4.16 Where Licensee has to install an additional "in line" anchor, it shall be a minimum of 3 feet from any other anchor.

4.17 Where Licensee uses joint anchor with Licensor, Licensee shall install a strain insulator in down guy.

4.18 Licensee's guying shall be installed prior to strand installation.

4.19 Licensee's cable stringing trailers shall be equipped with adequate brakes on cable reels. These must meet Licensor's approval.

4.20 Licensee's stringing equipment shall be equipped with grounds.

4.21 Licensee's construction or contractor personnel shall wear hard hats in Licensee's cable construction areas.

4.22 Licensee’s construction or contractor vehicles shall have a company name attached or painted on vehicle and visible to the public at all times.

I hereby give permission to: NAME OF TELECOMMUNICATIONS SERVICE OR TREE TRIMMING COMPANY

( ) Trim Trees ( ) Cut Down Trees

( ) Top Trees ( ) Other _____

INTERFERING WITH SERVICE OF THE

NAME OF COMPANY

I am the owner or have full authority from the owner to give this permission.

LOCATION: _____ PHONE: _____

Permission granted by: _____

Verbal permission by: _____

Permission not granted: _____

DATE: _____ FOREMAN: _____

COMMENTS: _____

_____

_____

_____

TRIM	CUT DOWN
Round off:	Species:
Trim top:	Height:
Trim side:	Diameter:
Trim directional:	Number trees removed:
Original Trim:	SPRAY
Repeat Trim:	Stump:
	Stubble:

figure 3

Grant Application

Row 356

Organization Name (if applicable)	Home Team Auto Sales
Physical Address	6005 Sorensen Pkwy. Omaha, NE 68152
Mailing Address	
Website	www.hometeamautosales.com
Social Media Accounts	facebook.com/hometeamauto
Name	Candice Price
Title	Owner
Email Address	c.price@hometeamauto.com
Phone	+1 (402) 505-4998
Team	Yes
	Candice Price - Owner, 10+ years experience; Ronald Devers - Owner, 6 years experience
Organizational Chart	2 owners/principals (Candice Price, Ronald Devers) 1 employee - Beryl Barnes (30 years executive assistant experience)
Other Completed Projects and/or Accomplishments	Candice Price is an independent developer and graduate of the Spark Developer's Academy; she has rehabbed residential properties within the North Omaha QCT, and is a licensed Realtor and Real Estate Broker in the state of Nebraska. Together, she and her business partner, Ronald (Ron) Devers, have acquired several commercial properties, including two specific to this proposal, along with one other commercial property acquired last year.
Proposal Title	Home Team Auto Sales Expansion + 360 Program
Total Budget ($)	$8,723,081.00
LB1024 Grant Funding Request ($)	6,943,694.57
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	Home Team Auto Sales (HTAS) is a car dealership and repair center located in the North Omaha Qualified Census Tract. In business for the past 5 years, HTAS has offered quality pre-owned vehicles and service to the local community. To expand

	the much-needed services to the community, HTAS purchased the building next door to its current location, making the beginning phase of this proposal shovel ready as ownership of the first two buildings is complete. This duo will now acquire the 2nd two parcels in order to complete phase 2 of the proposal, which is to create the first black owned large-scale dealership and service center within the North Omaha area, allowing the team to continue to help those within this marginalized community get to success through transportation. Along with this capital project, HTAS has began creating the 360 program which provides financial literacy through the education of the car transaction and car care clinic. We are working to close the knowledge Gap! This in turn will have a direct and immediate impact on lessening the wealth gap. This project will provide 11 Full-time Meaningful Wage Jobs along with several part-time opportunities for high-school aged individuals, along with numerous temporary jobs with specific focus to hire those residing in the North Omaha QCT throughout the construction period. Location: 6005, 6026, 6111, 6125 Sorensen Pkwy, Omaha, NE 68152 Timeline: Expected Project Completion December 2024 (Grand Opening March 2025) 3-year 360 Financial Literacy Program + Car Care Clinic Completion July 2026
Timeline	October 2022, submit CRA Study Request as beginning step for potential TIF Funding (This has been completed) October 2022, submit Economic Recovery Act Proposal (Completed) 10 Month Entitlement Schedule for Zoning Approval (August 2023) Receive Architectual Plans / Bid for local GC (August - October 2023) *As to not begin construction during the winter, construction will begin (March/April 2024) Project Completion: December 2024 with Grand Opening March 2025 3-year Program Timeline: August 2023 - July 2026
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	

Visioning Workshop Findings Alignment	
Priorities Alignment	
Economic Impact	11 Full-Time Positions with meaningful wages ranging between ($46,000 - $90,000 annually) Several Part time positions for High School Students
	11 full time; 3- 6 Part Time
	No less than 20
	We are looking to partner with MCC Automotive Program to allow students intern opportunities, as well as full-time employment upon class completion. Along with this, we expect to fund the tuition for 2 students annually through this program to begin and complete their technician training
Community Benefit	
Best Practices/Innovation	
Outcome Measurement	
Partnerships	Yes
	Spark Developer Academy; Lamp Rynerson; No More Empty Pots (provide coaches / instructors for financial literacy training); WOCAN (Women of Color Automotive Network) Provide coaching for on-site and virtual car care clinics; Omaha Public Schools College and Career Academies and Pathways; (we have partnered to assist with helping to attract minority students to the program and will provide training at Omaha North High School once per semester throughout the 3-year program. With expansion and scalability possible upon review of outcomes.
	Spark; No More Empty Pots; OPS
Displacement	
Displacement explanation	
Physical Location	6005, 5025, 6111, 6125 Sorensen Pkwy; Omaha, NE 68152
Qualified Census Tract	Within one or more QCTs

Additional Location Documents	Site control through ownership has been completed for 6005 and 6025 Sorensen Pkwy. Currently in the process of beginning steps for acquisition of other two sites
Property Zoning	No
Is the project connected to utilities?	
	Yes
	Yes
Design, Estimating, and Bidding	
General Contractor	
Request Rationale	
Grant Funds Usage	
Proposal Financial Sustainability	Yes
Funding Sources	TIF Personal Contribution by owners of Home Team Auto Sales
	TIF - Summer 2023
	Yes, requested Omaha economic recovery act funds
Scalability	
Financial Commitment	We are committed to contributing $570,586.43 towards this project
ARPA Compliance Acknowledgment	☑
ARPA Reporting and Monitoring Process Acknowledgme	☑
LB1024 Funding Sources Acknowledgment	☑
Public Information	☑

File Uploads

Home Team Auto Sales Expansion

Location

6005 (1), 6025 (2), 6111 (3), 6125 (4) Sorensen Pkwy. Omaha, NE 68152

Home Team Auto is a car dealership and repair center located at 6005 Sorenson Parkway near schools including Nathan Hale Middle School and Pinewood Elementary School.

To expand services for the community we purchased the building next door. The plan is to tear down the existing buildings and build a bright and vibrant sales/finance office with training classroom, bringing new life to the corner. In addition, we plan to acquire the buildings marked 3 & 4, to create an all-encompassing automotive service center for the area.

Construction

Building 1 of similar style

The new commercial building will be a mix of traditional and modern with natural woods and bright white accents. There will be plenty of parking for both customers and parking for inventory. The site is zoned CC but will need an overlay of CC-MCC to allow for the dealership. A building permit will also be required.

Project

Building 2 of similar style

This project includes acquiring and demolishing the buildings on lots 3 and 4 (6111 and 6125 Sorensen Pkwy) and building an approximately 6,000 SF service center with 5 standard vehicle bays, 1 large diesel truck bay (each bay will have its own lift), and 1 detail bay. The buildings on lots 1 and 2 (6005 and 6025 Sorensen Pkwy) are already owned. These would need demolished, and a new building constructed of approximately 5,000 SF with a sales and finance office with a conference room and training classroom.

The Team

Candice Price, one of the owners of Home Team Auto, will lead the project. She is a Real Estate Broker and has real estate, development, and dealership experience; most recently being selected for and completing the Spark Developer Academy. She will require a team to assist that includes an architect and general contractor.

Ronald Devers' vast knowledge in the automotive sales industry combined with his years of hands on experience as the owner of Ron's Auto Center has paired perfectly as shown through their proven track record over the past 5 years in business.

Home Team Auto Sales is well known throughout the community and has made it their duty to remain involved, while providing solutions to the car buying and car repair experience.

Why

Home Team Auto has a mission to help people work towards home ownership and building wealth by connecting them with a car to get to work, repairing cars at affordable prices to keep them going to work, and reporting to the credit bureau to help establish and improve credit scores. They are more than a traditional car dealership; they have a mission to help the community. North Omaha deserves to have a large dealership with more options as well as expanded repair and car services on multiple car brands. This is not only an investment, but an investment into the people in the community.

Home Team Auto Sales
6005 Sorensen Pkwy
Omaha, NE 68152
(402) 505-4998

Omaha Economic Recovery Act Grant Proposal

Home Team Auto Sales supports low- to moderate-income individuals and households within the North Omaha Community by addressing two critical community voids:

- **Education and coaching to promote long-term financial stability**
- **Access to low-cost capital for vehicle purchase**

It is our desire to close the Knowledge Gap! It is our belief that through our 3-year financial literacy 360 program and Car Care Clinics, we will have a direct and immediate impact on lessening the Wealth Gap within the North Omaha Community. We are looking to continue and expand upon our work of providing financial literacy through the education of the car buying transaction.

In doing this work daily for more than 5-years in North Omaha, we have learned that entirely too many within our community are completely kept from, or greatly delayed, in the home ownership process due to lack of credit, poor credit, or unfortunately have been mis-guided. We work with a high number of renters at our dealership. As you are aware, this does not allow an avenue to account for their monthly housing payments and/or payment history to the credit bureaus. Home Team Auto Sales offers the opportunity to show their financial responsibility and payment history, with proper reporting to all three major credit bureaus. Due to our long-standing ethical commitment to our community, we have maintained an interest rate significantly lower than the automotive industry standard for those that would otherwise only qualify for subprime or even "predatory" lending with rates averaging between 24 – 28%.

Along with this, we have partnered with Lending Link, a non-profit organization located in South Omaha which provides loans to our customers based on character instead of only credit-based lending as most institutions. They also cap their interest rate at 5% for these loans. This has been a tremendous partnership for our community and dealership. In addition, we work with Operation Hope, an organization that has allowed us to refer our customers, as well as potential customers, whether they purchase a vehicle or not, to their services, where they provide credit education and rebuilding completely free of charge. These are the things we have built our brand on. Being an honest and ethical car dealership, or as some may say, a complete oxymoron, as we work to change an industry and create best practices and set new industry standards.

Our capital project includes a training classroom for not only technician training, but community education as a vital part of our commitment entails closing the financial literacy knowledge Gap through in-person and virtual trainings, along with hands-on workforce development.

Home Team Auto Sales has a proven commitment to the community through giving, volunteerism, board service and maintaining high ethical standards within our daily course of business.

Throughout the course of this project and 3-year program, we are committed to working with minority contractors and those within the North Omaha QCT. The owners of Home Team Auto Sales

have successfully worked with the City of Omaha Planning Department and City Council on past property entitlement, and foresee equally positive results moving forward with this project, as an MCC overlay will be needed.

We have site control through property ownership of the first two buildings (6005/6025 Sorensen Pkwy), making our initial development phase shovel ready! We anticipate obtaining site control of 6111 & 6125 within the next 10 months (July 2023).

A vital component in this process for us, is who does the work. We seek to employ contractors and companies based in the North Omaha Community in order to create more meaningful wage jobs and continue to have a positive effect on the household income within our community.

Established Partners

Agora Capitol – Agora Capitol completed just over two months of due diligence on our company recently. What has come from this is a formal commitment to provide Home Team Auto Sales with $50,000,000 to our customers for automobile funding. This is not dependent upon their current credit. It is allowing us the opportunity to assist more individuals with better quality, lower mileage vehicles. These funds cannot be used for any other uses outside of customer funding. Thus, with the assistance of the Omaha Economic Recovery Funds to expand, we have the resources available for those within our community to obtain a personal vehicle.
*Please see letter from Agora Capitol attached.

Lending Link – Described above.

Operation Hope – Described above.

American National Bank – We have an independent dealer agreement with American National, which provides funding to our customers without challenged credit.

Spark Developer Academy – As a graduate of this program, Spark has committed to assisting with development projects which positively impact the community. This is one such project.

Omaha Chamber of Commerce Reach Program

Anticipated Partners

Ally Financial
Omaha by Design

Active Memberships and organization participation

Omaha Chamber of Commerce
Midlands African Chamber
National Independent Automobile Dealers Association (NIADA)
NIADA Dealer 20 Group Member
Nebraska Independent Automobile Dealers Association – Board of Directors
National Association of Minority Auto Dealers
Women of Color Automotive Network

3-Year 360 Financial Literacy Program & Car Care Clinics

Program to run from August 2023 – July 2026, with the potential to grow as an industry best practice based on documented results and community impact. Our program will be taught by experienced coaches / trainers with an emphasis on those residing within the North Omaha QCT to work as part-time instructors. The 360 program will be for customers that have financed their vehicle and will come with the much-needed incentive of a multi-year, unlimited mileage, powertrain warranty for attendance and completion of the program. We are expecting to reach 360 customers over this timeframe providing the warranty and roadside assistance at no cost to the attendee/car buyer. This has an average cost of $1,100 per vehicle. For a total of $396,000 over this 3-year period.

Having a warranty is vital as it helps keep vehicles on the road and our customers out of the all too frequent issue of having car troubles and the inability to pay for the needed repair. Though this warranty will not cover all repairs, it will assist with the two major ones, engine and transmission. However, the largest benefit of course completion, is the added knowledge they will acquire and be able to share with their families and children. This creates the impact we are driving for. We are working to have far-reaching, long-term change for our community, the disadvantaged, marginalized and often overlooked neighborhoods of North Omaha.

Along with this, as our goal is to keep cars on the road to allow our customers the much-needed break of having a well running vehicle, which still holds its value, upon payment completion. With this is mind, we will offer Car Care Clinics over this same time period, with trainings offered by certified mechanics. The added incentive for attendance is 3 years of oil changes at an average price of $40 per oil change for an average total of $480 per customer over this timeframe; and one brake change (front & rear pads/shoes) over this same time period at an average cost of $140. With the same total number of attendees, 360, this will cost an approximate total of $1,720 per customer or $619,200 over the 3-year duration.

Both classes will be offered at no cost. In addition, Home Team Auto Sales has committed to working with OPS to offer one Car Care Clinic per semester at Omaha North High School over the same 3-year period for students and parents.

We are anticipating 25% of the costs associated with running the 360 Financial Literacy Program and Car Care Clinics to be provided by local philanthropic organization as outlined in the attached document. We are committed to offering the training classroom located at Home Team Auto Sales new facility at no cost for these classes.

We are properly prepared for ongoing accurate and timely reporting, as required, through the help of our accounting team at Melotz & Wilson, along with assistance from the Managing Partner / Vice President of Operations at WRL CPA.

We are serious about the business of improving lives. We have dedicated our resources and time over the years, to expand our knowledge in order to share it with others. We are now seeking the support of the Omaha Economic Recovery Act (LB1024), to help us further expand upon these efforts for an even greater impact for North Omaha Families!

INCOME PROPERTY DEVELOPMENT BUDGET

white space indicates data entry

PROJECT: Home Team Auto Sales

NUMBER OF UNITS: 0 **TOTAL COST PER UNIT:** 0

ITEM	COST	% TOTAL	Depreciable	Amortize	Non-Depr.	Historic RTC	LIHTC 4%	LIHTC 9%
ACQUISITION								
Build Acquisition	0	0.00%	0				0	
Land Acquisition	750,000	9.73%			750,000			
SITE IMPROVEMENTS								
Demolition	160,000	2.08%	160,000			160,000	160,000	160,000
On-Site Imp.	432,281	5.61%	432,281				432,281	432,281
Off-Site Imp.	45,000	0.58%			45,000			
CONSTRUCTION								
Rehabilitation	0	0.00%	0			0	0	0
New Construction	4,420,000	57.34%	4,420,000				4,420,000	4,420,000
General Requirements	0	0.00%	0			0	0	0
Contractor Overhead	0	0.00%	0			0	0	0
Contractor Profit	0	0.00%	0			0	0	0
P & P Bond or LOC	0	0.00%	0			0	0	0
Contingency	442,000	5.73%	442,000			0	442,000	442,000
Permits & Impact Fees	0	0.00%	0			0	0	0
Furnishings	442,000	5.73%	442,000				442,000	442,000
Relocation	0	0.00%	0				0	0
Other	0	0.00%	0			0	0	0
PROFESSIONAL FEES								
Architect & Engineer	0	0.00%	0			0	0	0
Real Estate Legal	0	0.00%	0			0	0	0
Consultants	0	0.00%	0			0	0	0
Developer Fee	0	0.00%	0			0	0	0
Environmental	0	0.00%	0			0	0	0
Cost Certification	0	0.00%	0			0	0	0
Accounting	0	0.00%	0			0	0	0
Survey	0	0.00%	0			0	0	0
Total Professional Fees	353,600	4.59%	353,600			0	353,600	353,600
CONSTRUCTION FINANCE								
Title and Recording	0	0.00%	0			0	0	0
Constr. Interest	0	0.00%	0			0	0	0
Constr. Loan Fees	0	0.00%	0			0	0	0
Appraisal	0	0.00%	0			0	0	0
Market Study	0	0.00%	0			0	0	0
Lender Legal	0	0.00%	0			0	0	0
Other	0	0.00%	0			0	0	0
PERMANENT FINANCE								
Perm. Loan Fees	0	0.00%		0				
Credit Enhancement	0	0.00%		0				
Title and Recording	0	0.00%		0				
Lender Legal	0	0.00%		0				
Other	0	0.00%		0				
SOFT COSTS								
Property Taxes	0	0.00%	0			0	0	0
Constr. Insurance	0	0.00%	0			0	0	0
Other Depreciable Soft	0	0.00%	0			0	0	0
Tax Credit Appl. Fee	0	0.00%		0				
Tax Credit Mon. Fee	0	0.00%		0				
Marketing Expense	0	0.00%		0				
Organizational Exp.	0	0.00%		0				
Other Amort. Soft	0	0.00%		0				
Syndication Expense	0	0.00%			0			
Tax Opinion	0	0.00%			0			
Total Soft Costs	663,000	8.60%			663,000			
RESERVES								
Rentup Reserve	0	0.00%			0			
Operating Reserve	0	0.00%			0			
Bond D/S Reserve	0	0.00%			0			
Working Capital	0	0.00%			0			
Other	0	0.00%			0			
DEVELOPMENT COST	7,707,881	100.00%	6,249,881	0	1,458,000	160,000	6,249,881	6,249,881

Combination of capital project and service/program

Source of Funds

Location: 6005, 6025, 6111, 6125 Sorensen Pkwy., Omaha, NE 68152

Total Budget: $8,723,081

LB1024 Grant Funding Request: $6,943,694.57

Personal Financial Commitment: $570,586.43

Capital Project

Total Budget:	$7,707,881
LB1024 Program Grant Funding Request:	$6,482,294.57 (84.1% of budget)
Cash Equity from Home Team Auto Sales:	$220,586.43 (2.9% 0f budget)
Building ownership equity from Home Team Auto Sales: *Consideration of purchase price of $300,000 & Current market value	$350,000 (4.5% of budget)
TIF: *CRA Study Request Submitted	$655,000 (8.5% of budget)

3 Year - 360 Education Program & Car Care Clinic

Total Budget:	$1,015,200
LB1024 Program Grant Funding Request:	$761,400 (75% of budget)
Other Funds:	$253,800 (25% 0f budget)

*Anticipated other funding source – Local Philanthropic organization match split between four organizations at an annual amount of $21,150 over 3 years with ongoing reporting.

Other funding sources Home Team Auto Sales anticipates exploring for the program portion of the request are as follows…

ENTITY	REQUEST	EXPECTED DECISION DATE
Sherwood Foundation	$21,150 annual match with 3-year commitment	May 2023
Weitz Family Foundation	$21,150 annual match with 3-year commitment	May 2023
Lozier Foundation	$21,150 annual match with 3-year commitment	May 2023
US Bank	$21,150 annual match with 3-year commitment	May 2023

*Home Team Auto Sales anticipates working with No More Empty Pots or GROW Nebraska as it's fiscal agent for the noted other funding sources.

Combination of capital project and service/program
Job Creation

Full-time Positions: 11 Initial full-time positions upon project completion, with **5 additional hires within first year, and 3 in year two** with increased revenue allowing for expansion of towing operations, enabling the opportunity to partner with the City of Omaha and State Patrol for towing services.

Positions:

Initial Hires upon project completion
1 General Manager Sales
1 General Manager Parts & Service
3 Sales Members
3 service technicians
2 Automotive Detailers
1 Receptionist

End of Year One Additional Staff
1 Finance Manager
1 On-Site Driver / Lot Porter
1 Tow Truck Driver
1 Diesel Technician
1 Automotive Detailer

Year Two Additional Staff
3 Tow Truck Drivers
*Great potential for additional full-time opportunities in sales/finance/service/detailing

Part-time Positions: We are committed to making available no less than 2 after-school / Weekend opportunities to high school students upon project completion, with the opportunity for this to expand in future years.

Program Coaches/Trainers: The 3-year 360 program and on-site Car Care Clinic will require multiple part time experts for financial literacy and standard vehicle knowledge education.

Internships: 2 per year over a 3-year commitment for a total of 6 students with the possibility of program expansion after initial commitment.

Temporary Job Creation through construction: From demolition through project completion this project will create no less than 20 temporary jobs.

Future Growth / Outlook
*New and Innovative alignment with our North Omaha Auto Dealership and Service Center with Omaha Public School's College and Career Academies and Pathways along with Metropolitan Community College Automotive Technology ASE accredited Training program through Internships and full-time employment opportunities upon graduation. Creating a way for these talented individuals from the community to remain in the community without loosing the ability to work in a high-end technology driven facility supporting meaningful wage employment.

Home Team Auto Sales has provided scholarships to graduating high school seniors, and most recently added on a college completion scholarship for a UNO senior enabling them to complete their final hours and receive their bachelor's degree. We will now use this same proven process to financially support two students per year beginning Fall 2023 – 2026 through this program, paying 100% of the tuition as part of our personal financial commitment to our community. It is our goal to increase the number of minority and woman students within this program with the help of the WOCAN (Woman of Color Automotive Network) for individuals residing in the North Omaha QCT.

09/30/2022

Omaha Economic Recovery Act

LB1024 Grant Request

RE: Home Team Auto Sales Letter of Recommendation

Dear LB1024 Grant Request Review Committee,

I am writing to recommend Candice Price and Ronald Devers for LB1024 Funding.

I have known Candice Price and Ronald Devers for 4 months as a colleague at Agora Capitol and have nothing but positive things to say. I know each of them to be of sound character, being disciplined, honest, optimistic, persistent, sincere, and having a great sense of ambition. Over this time, I have witnessed tremendous growth in their adaptability, communication, leadership, organization, self-management, teamwork, compassion and problem solving. I am certain these cultivated skills will allow them to excel as a recipient of the funds this grant will provide.

I was not asked to write this letter, I offered for the same reasons the relationship was created between Agora Capitol, Candice Price and Ronald Devers (HOME TEAM AUTO SALES). Agora Capitol provides financial backing in the underserved automobile purchase finance sector. Upon meeting Home Team Auto Sales executive team at the NIADA national conference, I was struck by the mission that was being pursued and the back story of continued growth, education and influence being made in the Omaha community. As HTAS is a smaller client partner than we take on, the positive's outweighed the standard. Over the next 2 months an exhausting process took place in counter due diligence. Agora Capitol requested many years of personal and professional income and regulatory compliance documentation along with proof of accomplishments. In the end, after the highest standards of review and audit Agora Capitol concluded HTAS and its executive team were a quality choice to financially support. Agora Capitol has provided HTAS a $50,000,000.00 line of credit for the sole use of HTAS client base to finance purchased automobiles. Agora Capitol has also provided HTAS a national loan servicing platform for customer accounts collections and Credit Reporting Agency to establish a quality credit profile on the 3 major reporting companies. The funds we provide can only find their way to the persons of need through the sale of cars at HTAS. With the provided insights from HTAS the LB1024 funds would create the needed business location and environment to place these $50,000,000.00 in the community aiding lives and tax base for opportunity.

Please do not hesitate on contacting me at 248-955-8566 or ROBERT.SCHAEFERS@AGORADATA.COM if you have any further questions or requests.

Regards,

_____

Robert Schaefers

Director Of Sales

Agora Capitol

700 W Arkansas Ln

Arlington, Texas 76013

SORENSEN PARKWAY

6125

6111

6025

6005

25.00'

15.00'

DETAIL BAY

SERVICE CENTER

SALES & TRAINING

15.00'

30.00'

30.00'

CURTIS AVENUE

N 60TH STREET

BUILDING SETBACK (REQUIRED)

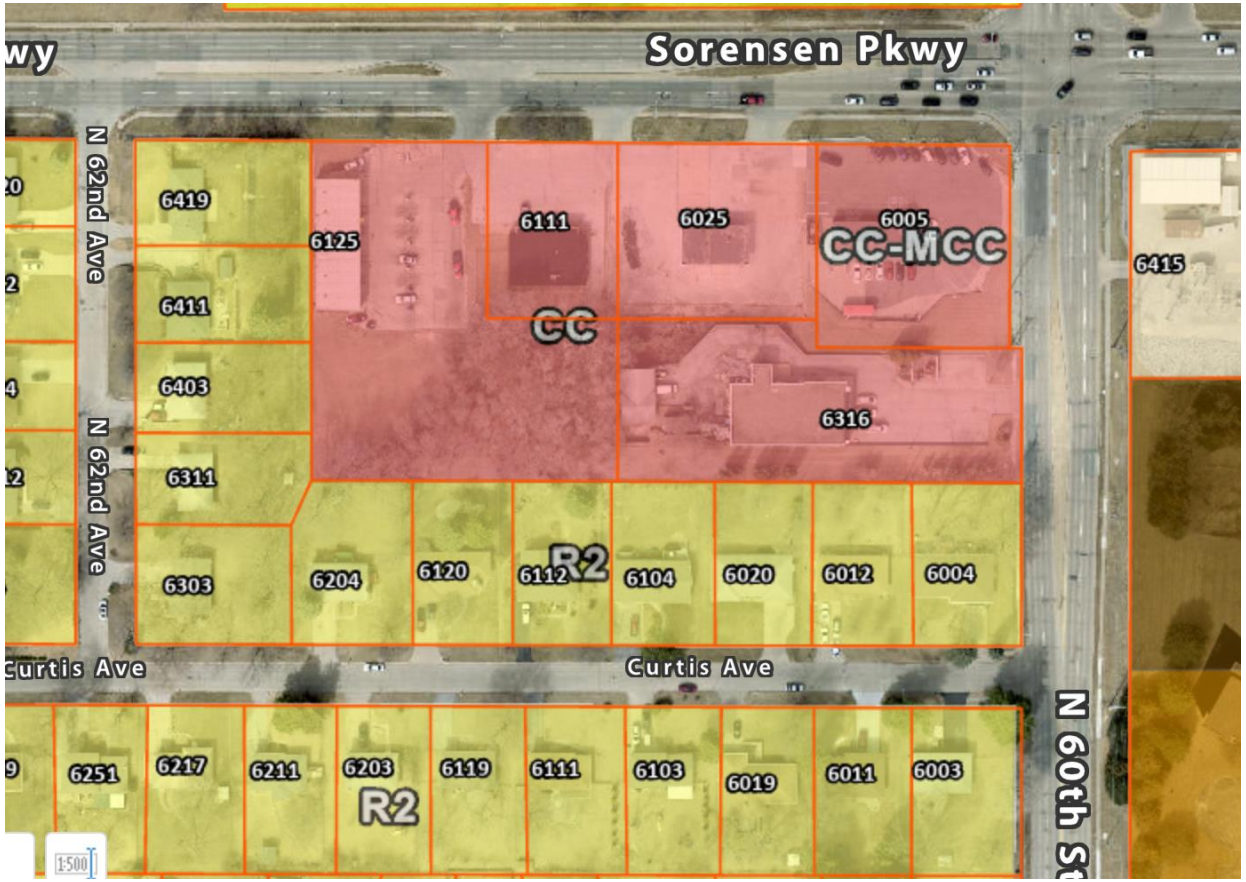
BUFFER YARD (REQUIRED)

N

0 30 60

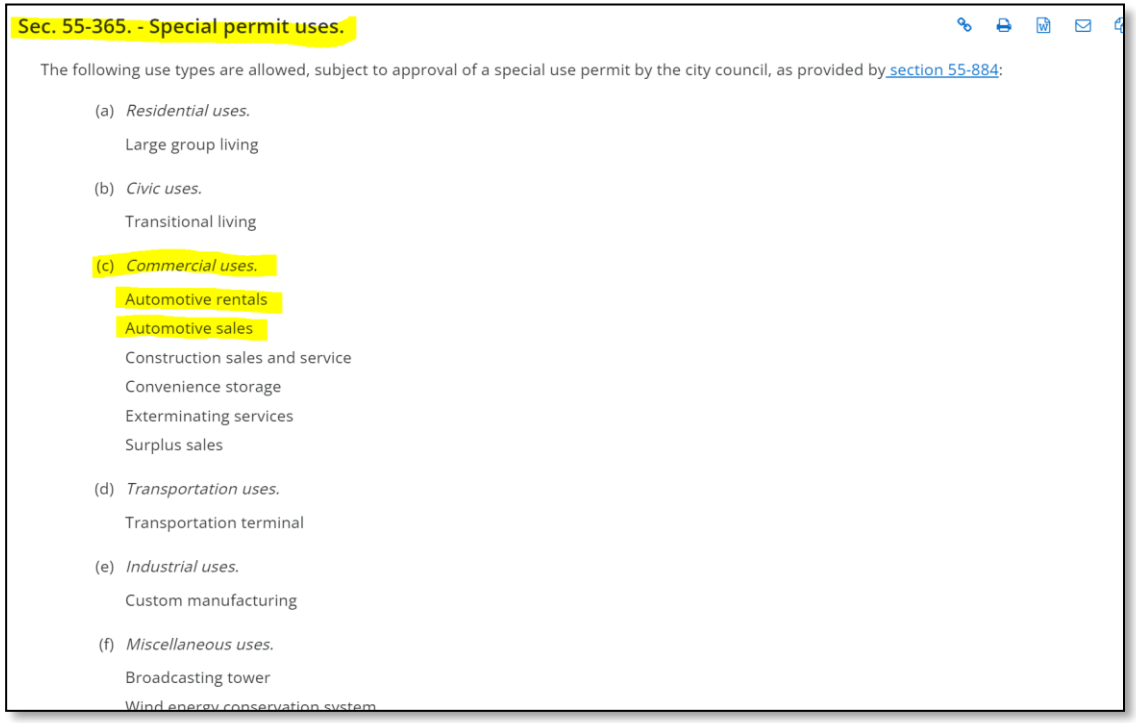
Site characteristics

- Zoning is Community Commercial (CC)
- MCC Overlay on 6005



LAMP RYNEARSON

Zoning Analysis



Sec. 55-365. - Special permit uses.

The following use types are allowed, subject to approval of a special use permit by the city council, as provided by section 55-884:

(a) *Residential uses.*

Large group living

(b) *Civic uses.*

Transitional living

(c) *Commercial uses.*

Automotive rentals
Automotive sales
Construction sales and service
Convenience storage
Exterminating services
Surplus sales

(d) *Transportation uses.*

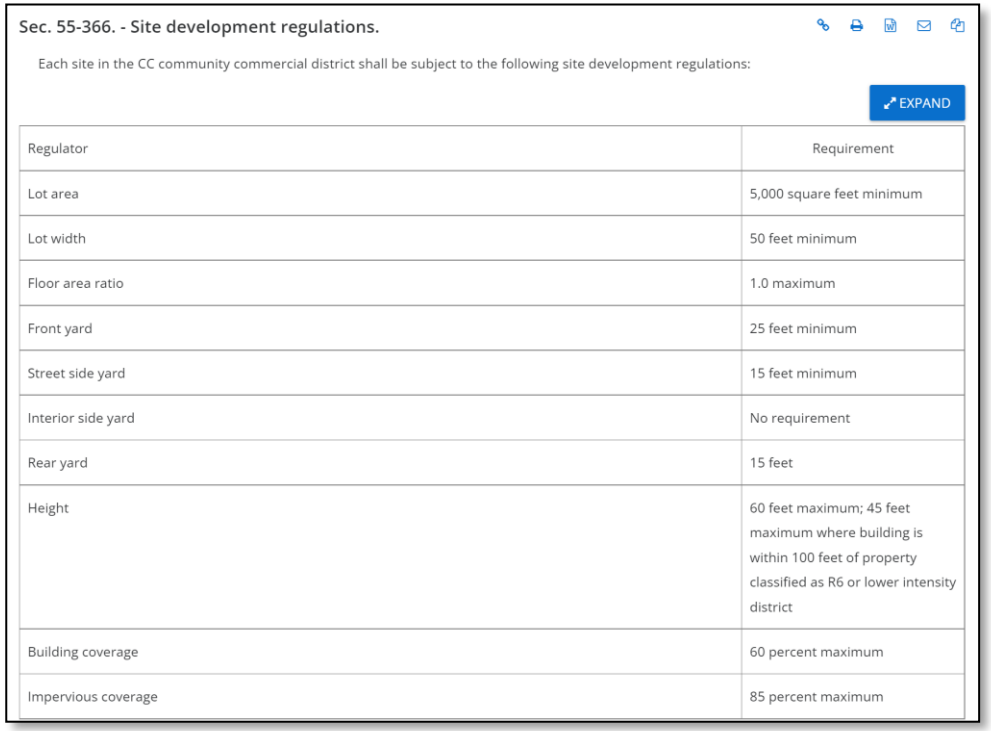
Transportation terminal

(e) *Industrial uses.*

Custom manufacturing

(f) *Miscellaneous uses.*

Broadcasting tower
Wind energy conservation system



Sec. 55-366. - Site development regulations.

Each site in the CC community commercial district shall be subject to the following site development regulations:

EXPAND

Regulator	Requirement
Lot area	5,000 square feet minimum
Lot width	50 feet minimum
Floor area ratio	1.0 maximum
Front yard	25 feet minimum
Street side yard	15 feet minimum
Interior side yard	No requirement
Rear yard	15 feet
Height	60 feet maximum; 45 feet maximum where building is within 100 feet of property classified as R6 or lower intensity district
Building coverage	60 percent maximum
Impervious coverage	85 percent maximum

LAMP RYNEARSON

Zoning Analysis

TABLE 55-716. BUFFERYARD REQUIREMENTS

(In Feet)

	Adjacent, Less Intensive District (District B)																
	AG	DR	R1	R2	R3	MH, R4	R5	R6	R7	R8	LO	GO	LC	CC	NBD	GC	CBD
More Intensive District (District A)																	
R6	See Schedule B																
R7	See Schedule B																
R8	See Schedule B																
LO	20	20	20	20	20	20	20	10	10								
GO	30	30	30	30	30	30	20	20	10								
LC	20	20	20	20	20	20	20	20	20	10							
CC	30	30	30*	30*	30*	30*	30*	30	20	20							
NBD	No Requirements																
GC	30	30	30*	30*	30*	30*	30*	30*	30	20	10						
CBD	No Requirements																
DS	No Requirements																
CH	40	40	40*	40*	40*	40*	40*	30*	30*	30	20	10					
LI	30	30	30*	30*	30*	30*	30*	20	20	20	10	10	10				
GI	60	60*	60*	60*	60*	60*	50*	50*	50*	40*	30	20	20	20	20		
HI	70	70*	70*	70*	70*	70*	60*	60*	60*	50*	40*	30*	30*	30*	30*	20	20

SCHEDULE A

This schedule sets forth minimum off-street parking requirements for uses with elements having different functions or operating characteristics.

EXPAND

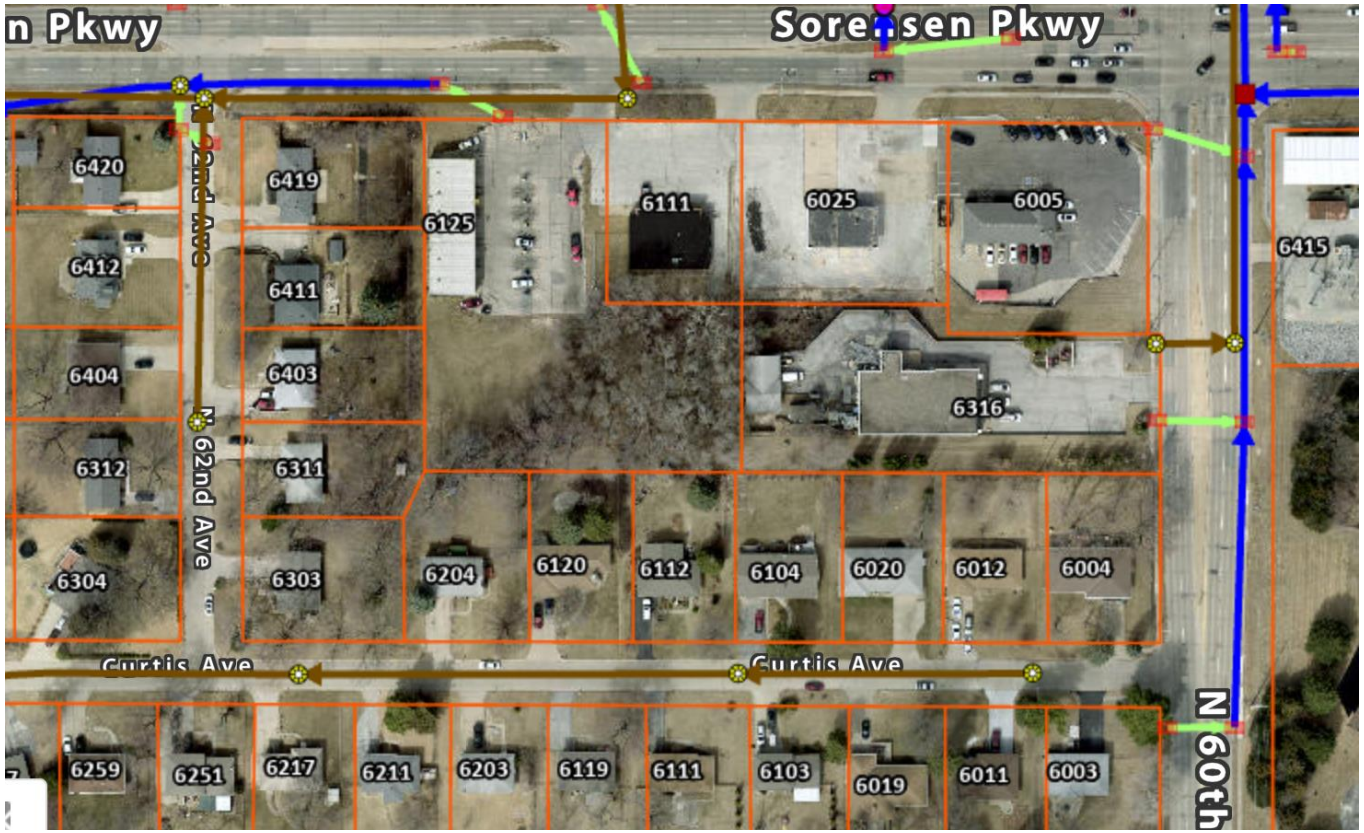
Function of Element	Requirement
Office or administrative activity	1 space per 300 square feet
Indoor sales, display or service area	1 space per 500 square feet
Outdoor sales, display or service area	1 space per 2,000 square feet
Equipment servicing or manufacturing	1 space per 1,000 square feet
Indoor or outdoor storage, or warehousing	1 space per 5,000 square feet

SCHEDULE B

LAMP RYNEARSON

Utilities

- Both separate sanitary and storm sewers in the area
- OPPD service area
- MUD service area



LAMP RYNEARSON

Home Team Auto Sales
6005 Sorensen Pkwy
Omaha, NE 68152
(402) 505-4998

September 30, 2022

City of Omaha Planning Dept.
1819 Farnam St. Ste 1100
Omaha, NE 68183
Attn: David K. Fanslau

RE: CRA Study Request

Hello Mr. Fanslau,

I would like to submit a request for a CRA review of the following properties:

6025; 6111; and 6125 Sorensen Pkwy, Omaha, NE 68152

This group of parcels will function as a single development site and are immediately adjacent to an existing CRA which includes the adjoining parcel we are the owners of located at 6005 Sorensen Pkwy. We are also the current owners of 6025 Sorensen Pkwy which is part of the group of parcels we are requesting to have studied. As mentioned, the subject site's boundary abuts an existing CRA.

Project Overview:

Acquire and demolish bldgs. on 6111 & 6125 Sorensen Pkwy, Build approx. 6,000sf service center.

Buildings we currently own – 6005 & 6025 Sorensen Pkwy, demolish and build approx. 5,000 sf sales and finance office with conference room and training classroom.

On the south section of 6125 Sorensen Pkwy, build enclosed detail bay.

We have a mission directly connected to the community and part of our plan for providing meaningful wage jobs as well as quality transportation and a much-needed vehicle repair facility within the area. I appreciate the time and effort provided by the planning board to complete the requested study and would be happy to connect by phone or in-person if there are any questions pertaining to the request, or to further discuss the plans and overall community impact. Please see exhibit attached.

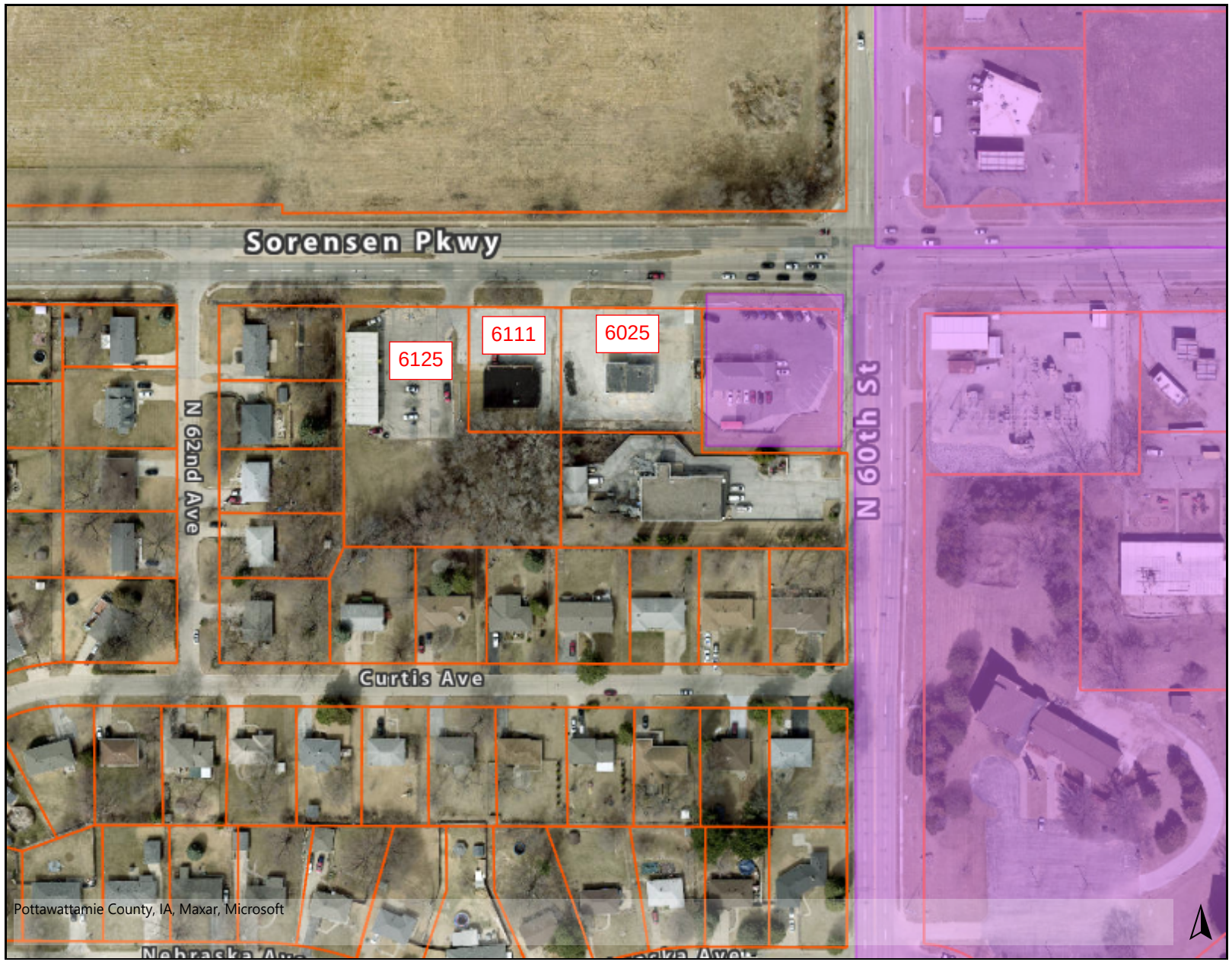
Thank you,

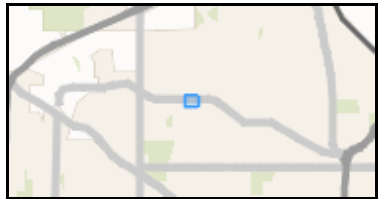
Candice Price
Owner

CC: Bridget Hadley
Eric Englund

Enclosed: CRA Study Request Exhibit

CRA Study Request Exhibit - Home Team Auto Sales





Legend

Planning_Misc

Community Redevelopment Areas (CRA)

Parcels

Property Lines

0 250 500 ft

Please contact Douglas County GIS for map questions (gis@douglascounty-ne.gov)

Printed from dogis.org:
09/27/2022 12:44:11

This map is a user generated static output from an Internet mapping site and is for reference only. Data on this map may or may not be accurate, current, or otherwise reliable. It is for informational purposes only, and may not be suitable for legal, engineering, or surveying purposes. Do NOT use property lines from this website for plan submissions.

HOME TEAM AUTO SALES

CITY OF OMAHA PUBLIC WORKS DEPARTMENT

24 HOUR TWO-WAY TRAFFIC COUNTS

As of: 30 September 2021

****Counts taken since April 2020 are impacted by the coronavirus pandemic. Previous versions of the count book should be reviewed.*

LOCATION	EADT	N	S	E	W	DATE COUNTED
60th & Sorensen Pkwy	29,368	4,802	6,074	24,412	23,448	07/21
65th & Sorensen Pkwy	26,380	2,742	1,380	23,988	24,650	04/21

Douglas County, Nebraska Property Record - R1842780690

Information is valid as of 2022-10-07

Print Report
Treasurer's Tax Report
Great Feature → → → Subdivision Sales Search

Taxpayer

DEVERS RONALD
ETAL

5122 HARTMAN AVE
OMAHA NE 68104-0000

Property Information

Key Number:	4278 0690 18
Account Type:	Commercial
Parcel Number:	1842780690
Parcel Address:	6005 SORENSEN PKWY OMAHA NE 68152-0000
Abbreviated Legal Description:	NORTHWEST HILLS LOT 91 BLOCK 0 N 170 W 160 E 170 FT LT 91 160 X 170

Value Information

	Land	*Improvement*	*Total*
2022	$54,400	$82,200	$136,600
2021	$54,400	$82,200	$136,600
2020	$54,400	$78,100	$132,500
2019	$54,400	$78,100	$132,500
2018	$32,600	$59,700	$92,300
2017	$32,600	$59,700	$92,300

Sales Information

Sales Date:	**2016-02-16**				
Deed Type:	WD	***Book:***	2016	***Page:***	011385
Price:	$150,000				
Grantor:	S & R PROPERTIES LLC				
Grantee:	DEVERS RONALD ETAL				
Valid/Invalid:	Valid				
Exclusion Reason:					

Land Information

Acres	*SF*	*Units*	*Depth*	*Width*	*Vacant*
0.6244	27200.0	0.0	0.0	0.0	

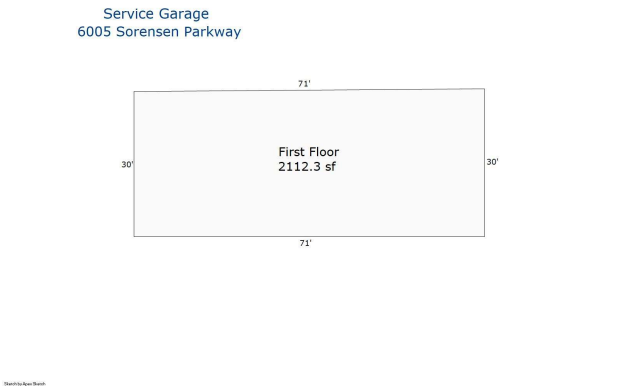
Land Attributes

Attribute	*Attribute Description*
Location	Inferior -50

Improvement Information

Building 1

CLICK TO ENLARGE IMAGE



CLICK TO ENLARGE IMAGE

Square Footage:	2112.0	**Percent Complete**:	100.0%
Perimeter	202.0	**Quality**:	Average
Unit Type:		**Condition:**	Average
Built As:	Service Garage	**Condo Square Footage:**	0.0
HVAC:	Space Heater	**Rooms:**	0.0
Exterior:		**Units:**	1.0
Interior:		**Baths:**	0.0
Roof Cover:		**Bedrooms:**	0.0
Roof Type:	Hip	**Stories:**	1.0
Floorcover:		**Foundation:**	
		Sprinkler Square Footage:	0.0

Year Built	*Year Remodeled*	*Percent Remodeled*	*Adjusted Year Built*	*Physical Age*
1966	0	0%	1966	0

Detail Type	*Detail Description*	*Units*
Add On	Light Mercury Pole And Brk	4.0
Add On	Paving Asphalt Park	15316.0

Douglas County, Nebraska Property Record - R1842780683

Information is valid as of 2022-10-07

Print Report
Treasurer's Tax Report
Great Feature →→→ Subdivision Sales Search

Taxpayer

HOME TEAM AUTO SALES LLC

6005 SORENSEN PKWY
OMAHA NE 68152-0000

Property Information

Key Number:	4278 0683 18
Account Type:	Commercial
Parcel Number:	1842780683
Parcel Address:	6025 SORENSEN PKWY OMAHA NE 68152-0000
Abbreviated Legal Description:	NORTHWEST HILLS LOT 91 BLOCK 0 W 165 E 335 N 147 FT

Value Information

	Land	*Improvement*	*Total*
2022	$23,300	$99,200	$122,500
2021	$23,300	$99,200	$122,500
2020	$23,300	$81,900	$105,200
2019	$23,300	$81,900	$105,200
2018	$23,300	$81,900	$105,200
2017	$23,300	$59,500	$82,800

Sales Information

Sales Date:	**2021-08-12**	View Document			
Deed Type:	WD	***Book:***	2021	***Page:***	107796
Price:	$150,000				
Grantor:	White Sonia etal				
Grantee:	Home Team Auto Sales LLC				
Valid/Invalid:	Valid				
Exclusion Reason:					

Land Information

Acres	*SF*	*Units*	*Depth*	*Width*	*Vacant*
0.55	24250.0	0.0	0.0	0.0	

Improvement Information

Building 1

CLICK TO ENLARGE IMAGE

CLICK TO ENLARGE IMAGE

Square Footage:	1380.0	**Percent Complete**:	100.0%
Perimeter	158.0	**Quality**:	Average
Unit Type:		**Condition:**	Average
Built As:	Barber/Beauty Shop	**Condo Square Footage:**	0.0
HVAC:	Complete HVAC	**Rooms:**	0.0
Exterior:		**Units:**	1.0
Interior:		**Baths:**	0.0
Roof Cover:		**Bedrooms:**	0.0
Roof Type:	Flat	**Stories:**	1.0
Floorcover:		**Foundation:**	
		Sprinkler Square Footage:	0.0

Year Built	*Year Remodeled*	*Percent Remodeled*	*Adjusted Year Built*	*Physical Age*
1964	0	0%	1964	0

Detail Type	*Detail Description*	*Units*
Add On	Paving Asphalt Park	18000.0

Candice L. Price

6005 Sorensen Pkwy • Omaha, NE 68152 • (402) 216-6938 • c.price@hometeamauto.com

Candice Price is the mother of two girls, 20-year-old Sha'lise who is a 2020 graduate of Omaha North High School, currently a junior at North Carolina A&T State University, majoring in Civil Engineering; and 6-year-old Jada, a first-grade student here in Omaha. Outside of being a mom, Candice is the proud owner of two businesses, both certified as Tier II Emerging small businesses with the City of Omaha and members of the Omaha Chamber of Commerce; Home Team Auto Sales, an auto dealership and Sapphire Grill, a local food service company, being the only African-American woman licensed auto dealer in the state; and most recently expanding Home Team Auto Sales, by adding HT Towing & Repair, a for-hire tow truck company. Though these businesses have been her main focus, Candice is also a licensed Real-Estate Broker in the state of Nebraska, an independent insurance adjuster licensed in six states, as well as a Notary Public commissioned in the state of Nebraska, as well as Iowa. She is a member of the New Leaders Council, a nationwide organization that works to recruit, train, and promote civically engaged leaders in business and industry, a graduate of Leadership Omaha – Class 43, the premier decades old program established to develop effective leaders who strengthen and transform the community, and a 2021 recipient of the Midlands Business Journal 40 under 40 award. Candice sits on the boards of several non-profit organizations, the Omaha Municipal Land Bank; Omaha 100; Family Housing Advisory Services and the Mildred D. Brown Memorial Study Center; and on the advisory boards for the Midlands African Chamber and No More Empty Pots. While one of her most impactful roles was serving as the Executive Director of the Grow Nebraska Women's Business Center under the U.S. Small Business Administration and getting the organization going throughout 2021 and the beginning of 2022. The vision of the GNWBC is: *To be the greatest champion of women entrepreneurs in the Midwest; changing the business landscape through training, advocacy, assistance with access to capital, and overall economic development of women-owned enterprises.* Along with this, Candice has most recently been elected to serve on the board of the Nebraska Independent Automobile Dealers Association, becoming the first person of color, man or woman, to serve on the state's Independent Automobile Dealer Association Board within the tri-state area of Nebraska, Iowa, or South Dakota. While just prior to this, being inducted into the General Crook House Museum by the Douglas County Historical Society for their History of the Automobile in Omaha, and Women in the Auto Business Exhibits, which will be on display for the next year on the MCC Fort Campus, again being the only person of color selected for this honor.

Candice grew up in South Florida and has lived in Omaha since 2009. She moved to Nebraska from Houston, Texas working for Union Pacific Railroad where she worked from 2008 – 2015 in various management positions, eventually overseeing a $50M book of business. She is a graduate of the University of Oklahoma with a BA in Multidisciplinary studies and held numerous leadership roles throughout her collegiate career. Candice has a passion for entrepreneurship, along with building, supporting, and sustaining black owned and woman owned businesses within the community and globally. She truly believes in the mantra – Together Everyone Achieves More. Candice is a community connector and sharer of all knowledge she has which might help another person or business grow.

Ronald Devers

6005 Sorensen Pkwy • Omaha, NE 68152 • (402) 714-4054 • 402.ron@gmail.com

Ronald Devers is a resident of the North Omaha Community, and proud owner of three businesses also located within North Omaha. After leaving his position of Site Coordinator for environmental projects under the US EPA, leading a team of 70 staff through Environmental Restoration LLC, he purchased his first commercial property and opened Ron's Auto Center, a full-service mechanic shop; followed by Home Team Auto Sales, an auto dealership; and Sapphire Grill, a local food service business. Each of these companies have been individually certified with the City of Omaha as a Tier II Emerging Small Business, and are members of the Omaha Chamber of Commerce.

Ron is also the proud father of three children. Two sons, one a graduate of Omaha North High, recent graduate of the University of Nebraska with a degree in finance; the other a graduate of Benson High currently employed with Hills Brother's as a CDL driver; and one daughter, an honors student at Central High School. His wife, Jonnell is a Registered Nurse Supervisor at Madonna Rehabilitation Hospital. Though Ron remains busy with running three companies, he also finds it important to be an involved member of his community, participating in many local events including those hosted by the Omaha Empowerment Network, as well as donating to events sponsored by Omaha United For Youth, 100 Black Men, and the Black Student Leadership Council. He is also a graduate of the 3rd cohort of Redefine the Game Institute, a management level education and career advancement program designed for business professionals and community leaders. In his free time he enjoys working with young men and boys in teaching them skilled trades. Mr. Devers works hard to expand his impact within the local community and beyond.

Candice Price & Ron Devers

PRE-OWNED VEHICLES

home team auto sales

Selling a pre-owned vehicle goes deeper than the transaction for the team at Home Team Auto Sales. "It's about setting people up for success through their transportation," said Candice Price, co-owner.

Now in their fifth year of business, Price and co-owner Ron Devers offer a wide variety of popular makes and models of vehicles. Customers can also specify their needs, allowing for a more personalized shopping experience. In addition to car sales, Home Team Auto accepts trade-ins, has a service department, and, as an independently owned and operated dealership, they offer a multitude of stress-free financing solutions in addition to several options for vehicle warranties.

"A lot of our business is by word of mouth," Price added. "We strongly value our customers and love meeting new people. We do our very best to help everyone find exactly what they're looking for."

Offering hassle-free sales, Home Team Auto wants to connect with you, "whether looking to purchase a first vehicle for your teen, adding on a company vehicle for your business, or simply upgrading your current model, we're here for you," says the duo. Price and Devers are both strong community partners who look forward to working with you on all of your automotive needs!

HOME TEAM AUTO SALES
6005 Sorensen Parkway
Omaha, NE 68152
402.505.4998
hometeamauto.com

STATE OF NEBRASKA

United States of America, } ss.
State of Nebraska }

Secretary of State
State Capitol
Lincoln, Nebraska

I, Robert B. Evnen, Secretary of State of the State of Nebraska, do hereby certify that

HOME TEAM AUTO SALES, LLC

was duly formed under the laws of Nebraska on October 6, 2017;

all fees, taxes, and penalties due under the Nebraska Uniform Limited Liability Company Act or other law to the Secretary of State have been paid;

the Company's most recent biennial report required by section 21-125 has been filed by the Secretary of State;

the Secretary of State has not administratively dissolved the company;

the Company has not delivered to the Secretary of State for filing a Statement of Dissolution;

a Statement of Termination has not been filed by the Secretary of State.

This certificate is not to be construed as an endorsement, recommendation, or notice of approval of the entity's financial condition or business activities and practices.

In Testimony Whereof,

I have hereunto set my hand and affixed the Great Seal of the State of Nebraska on this date of

July 6, 2022

Secretary of State

Verification ID 6e62fcc has been assigned to this document. Go to ne.gov/go/validate to validate authenticity for up to 12 months.

Grant Application

Row 357

Organization Name (if applicable)	Roofs, Walls & All
Physical Address	7111 N 77th St. Omaha, NE 68122
Mailing Address	
Website	
Social Media Accounts	
Name	Preston Woodall
Title	
Email Address	roofswallsandall@gmail.com
Phone	+1 (402) 718-7096
Team	No
Organizational Chart	
Other Completed Projects and/or Accomplishments	
Proposal Title	Preston Woodall Plan for Developing Omaha’s Disadvantaged Communities
Total Budget ($)	$3,000,000.00
LB1024 Grant Funding Request ($)	$2,999,997.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	Development of North Omaha 2023
Timeline	Start 01/01/2023 Completion 01/01/2024
Percentage completed by July 2025	100%

Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	
Visioning Workshop Findings Alignment	
Priorities Alignment	
Economic Impact	
	At least 50
	At least 100
Community Benefit	
Best Practices/Innovation	
Outcome Measurement	
Partnerships	No
Displacement	No
Displacement explanation	

Physical Location	
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	
Property Zoning	No
Is the project connected to utilities?	
	Yes
	No
Design, Estimating, and Bidding	
	Yes
General Contractor	No
Request Rationale	
Grant Funds Usage	
Proposal Financial Sustainability	Yes
Funding Sources	
Scalability	
Financial Commitment	We are fully committed to the prospal
ARPA Compliance Acknowledgment	☑
ARPA Reporting and Monitoring Process Acknowledgme	☑
LB1024 Funding	☑

Sources Acknowledgment	
Public Information	☑
File Uploads	Organizational Chart

Preston Woodall Plan for Developing Omaha's Disadvantaged Communities

10.02.2022

—

Greetings, Council, Board and Staff,

Before I share my proposal, I first would like to start by giving my thanks to all the members of our city offices at all levels. Thank you all for your dedication to the overall betterment and well-being of our communities. I would also like to say thank you for accepting my submission and considering my proposal.

Intro

My name is Preston Woodall, owner of Roofs, Walls & All LLC. I am a Nebraska native, born and raised right here in the heart of North Omaha. I have spent much of my time growing up in this city trying to understand the curse of poverty plaguing the streets of our inner city neighborhoods. After giving it much thought it was clear to see that much of the damage that haunts our areas do not derive solely from just one devastating impact; but instead is a large collection of multiple levels of stress and traumas impacting our community regularly at all

times. My plan for development takes much of this into account and will focus on creati
for healthy sustainable growth to a better environment for our communities.

Mission Statement

My mission focuses on what I like to call “The Three E’s to Excel,” Environment Education and Entertainment. I believe by setting these three principles first we can create a healthy atmosphere for learning and entertainment that will make dramatic changes in our communities for the better. I believe our youth struggle with finding affordable places to spend their free time which leads to hanging out on the streets and increased gang involvement. To change th is I am proposing two separate forms of entertainment for our youth. I also believe that the education system isn’t challenging every student to bring out their full potential and may be over challenging for others. I choose to combat this by offering an a fter school program that tailors the education of each student to their direct needs and wants. By implementing the proposed ideas I will describe in the rest of this proposal I believe we can create a better environment for our communities.

Entertainment

The first proposed idea for healthy entertainment is to bring back arcades and place one in each school district preferably within walking distance from the schools. The arcades will be open to the public during daytime hours on school days but from the ti me school gets out until close it will only be open to students. The arcades will have traditional arcade games such as Pacman, Super Mario, Galactica, Street Fighter etc which will all only cost 1 quarter to play. I would also like the arcade to have a ro om dedicated specifically to console game systems with at least one console of every generation of Sega, Nintendo, PlayStation, and Xbox and at least 4 of the latest versions of both Xbox and Playstation. We also wish to have a few televisions without any systems that can allow people to bring their own systems to connect and play if they choose. The game systems will be free to play for any OPS student who can present their current student I.D. and sign a check in form for which system they will be using and a form agreeing to use the equipment responsibly and take full liability for any damage to the equipment during their use. The game systems will also be used on weekends to hold community tournaments for varying games each weekend. For example one week end we might hold a 2k tournament and all game systems that can support the latest version of NBA 2k will be dedicated solely for the tournament

and the following we might host a Madden tournament then Call of Duty the next. For any system that cannot take part in the tournament there will be separate tournaments held for a game specifically played on that system such as a Mario Kart tournament for GameCube or a Mortal Combat tournament for the Sega Genesis. The tournaments will be open to all ages and be h eld in age groups ranging from Elementary School ages, Middle School, High School, and Adult brackets to keep it fair. We will host both team and individual tournaments and select winners for each system which will have cash prizes or other rewards made fr om the proceeds of the arcade. The arcade will also have a concession stand with basic snacks such as candy and chips along with hot dogs, nachos, popcorn and beverages. The arcades will open job opportunities for positions in floor security, concession st ands, and maintenance and no person with any known history of any form of child abuse or neglect or any sex offender will be allowed on the premises, nor will any gang affiliation be tolerated. Any person who shows signs of gang activity will be warned the first time, the second time asked to leave for the day and the third time will be permanently banned. This will hopefully encourage kids to stray away from gang involvement so they can have a fun and safe place to hang out and enjoy friendly engaging ente rtainment. The money made at the arcades go directly to the community through the tournaments held each weekend and by hopefully being able to hold raffles annually or monthly if possible to give families without the means a chance to win their own game system. I believe this will create a healthy environment for entertainment for the whole community.

The second form of entertainment I wish to bring to our community is what I call a social study hall for teenagers. This social hall will be different from an y place we have here in Omaha by combining four places into one. A sodapop and ice cream bar, a dance floor and study area. The first highlighted feature is a full soda and ice cream bar with every carbonated beverage we can think of on tap along with a la rge selection of ice cream to give the kids endless options for combinations of floats and milkshakes. Will will also serve traditional american food that goes perfect with ice cream such as burgers french fries hot dogs corn dogs and maybe a few more opti ons. Nothing on the menu will be out of a child's price range where a full meal here will only cost $5 and individual items will only be one or two dollars. The next big key component of this social hall is a computer and desk area where kids can have a pl ace to study and finish homework when coming in right after school. And the last and most important feature of this social hall is a silent disco. A large open dance floor with a DJ booth playing music that can only be heard through bluetooth headphones. W e will have a large set of bluetooth headphones you can check out to use while there free of charge and we will also allow the paring of your own personal

headphones to our radio, and lastly just to make sure everyone can enjoy the music we will provide a podcast station that you can access through your phone so even if your headphones aren't bluetooth compatible you will still be able to tune in enjoy the music right through your own phone. By trying to incorporate dancing, ice cream, soda pop and food all into this one place, we hope to make a place where social connection and studying are both encouraged and give our teens one more safe place to congregate. Much like the arcade, the social hall will also be open to the public during school hours but only to middle school and high school kids after school until closed. And only open to teens on weekends. This too will open up more job opportunities for our community similar to the arcade.

Education

To encourage growth in our communities education I am prop osing a community center called The DREAMSenter. Pronounced like Dream -Center but technically titled DREAMS-Enter where DREAMS is an acronym for Discovering, Root, Emotional, Actions to Manage Self. The purpose of The DREAMSenter is much like the title of the place implies. It is a program dedicated to helping kids discover themselves and giving them the freedom to choose their path and a place to develop it. The DREAMSenter will be a large building that would somewhat resemble the Boys & Girls club paired with the YMCA, Do-Space and the library. We would want to have a building that has an area for any physical sport or activity as well as a computer lab, library and music and art studio. At first to start the DREAMSenter program I believe it would be cost efficient to partner with a highschool such as Omaha North because they already have the facilities to make everything the program wishes to accomplish possible. Our goal would be to take children ages PreK through High School and start to cultivate a path of learning tailored to their needs. After they are released from school we would shuttle and bus the kids who are a part of the program all back to the DREAMSenter (or place where the program is being held.) Once they arrive, we will give them all a snac k much like any other after school program with a juice box or milk, some vegetables and some fruit. After or while snacking we will tutor them through their homework and cross educate them on the subjects learned throughout their school day. Our library w ill be full of only informational and educational books on history, career paths and self help so we can verify any education taught or debunk any false claims made by the programming taught through the public school systems. We will make sure to give them all sides of every subject they learn throughout their school career so they can always have the choice to learn and not just be conditioned. After the snack and tutoring is where the DREAMSenter program really begins to start. We would then have a guided group

meditation to help the children all wind down after a stressful day of being demanded and directed by adults. After the group meditation children will break up into smaller groups based on their personal interests. For example all the aspiring music ians will be directed to the DREAMSenter counselor with a background in music all aspiring basketball players will go with the counselor who has a background in basketball and so on. Groups will be broken down until there are groups of kids no more than th e size of an average classroom around 25 or less kids in each group. They will then start a more personalized meditation session where each kid will be directed to look more into themselves, their feelings and actions made throughout the day. They will all have a chance to share openly with the group or privately with their counselor. During the meditation session each kid will be pull aside one at a time to go over their dreams and goal with their “Dream Coach” The purpose of the dream coach is to hear the kids truest heart desires and help them come up with a plan to achieve them and a career path that focuses on those dreams no matter how big or small. They will keep this information in each kid’s individual personal file that will stay with them througho ut their whole time at the DREAMSenter and will only ever be shared with their consent, whether to other staff who may need to see the information to help them on their path or with parents. For example if one kid says all he wants to do is play with his dog then the dream coach will write this in their personal file and maybe suggest being a dog trainer, walker, breeder, or veterinarian. There’s no push from the coach in any direction; their job is only to provide the option. Then after they come to an agr eement on an area of interest the kid may want to develop they are then released to go back to their group until all the kids have had the time to meditate, reflect, share and sit with the Dream Coach. After everyone is done with the small group meditation and going over their personal file they will then go into the area of the facility needed for them to start living their dreams. All the aspiring athletes will go to the gym or field where a coach of that particular sport will do two things for them. The first will be the book work. No matter whether the child wants to be in athletics, robotics, music, art, or whatever they can imagine they will need to learn more about what it means. They will be taught the history of their dreams of interest each day a l ittle more at a time. They will be taught about the pioneers, inventors, developers and influencers of that field and will also be taught any knowledge necessary to a career in that field. Such as learning anatomy for aspiring doctors. They will be quizzed on the information learned from the day prior to make sure they are retaining the information before moving on to learning something new. Then after the allotted time for the book work next is actually doing. They will then be allowed to spend the rest of their time actively engaging in exercises that help them fulfill that dream. The athletes will drill and scrimmage and compete against each other or other teams such

as the Y or Boys and Girls Club. The musicians will have the opportunity to play whicheve r instrument they choose or to sing or rap or write songs with coaching and guidance or even get to record and make their own music. The aspiring artists will get free roam to draw color paint or take part in activities that help them develop their artisti c skills in their area of interest. They will spend the rest of their time at the DREAMSenter program at the end of every day doing what they love to do and nothing else until their parents arrive to pick them up or are shuttled home for the children who d on't have rides. Every day each kid has the choice to change their interest or verify they still love what they're doing. By the time they are of working age the DREAMSenter program will be working hard to partner with businesses all over the metro to offe r internship opportunities for the aspiring youth to get hands -on training from real professionals in their field and possibly earn a little money. By the time they are 18 the DREAMSenter program pushes to achieve that every youth leaving their program is clear of who they are and what they love to do with a clear vision on how to obtain it. We hope that by the time they are 18 they are already working hard in their career of choice if not already running their own company. If any students needs secondary e ducation to pursue their dream we will be sure to have the institution they need already accepted and paid for by the time they are ready to go, through proper ACT and SAT prep and helping find and apply for scholarships. The purpose of the DREAMSenter program is not only to help kids discover their passions and pursue them as well as develop emotional maturity and sense of self but also to create adults living happy lives and to never allow a child from our community to squander their talents due to a lack of opportunity. I believe this program will bring a multitude of investment opportunities as well as give our communities a sense of pride in helping students achieve their dreams and goals.

Environment

Lastly to end my proposal I wish to start a community program that takes empty plots of land and creates permaculture gardens. The difference between these permaculture community gardens and traditional gardens is that after the initial framework the garde n tends to itself. Every plant has specific needs: some give nitrogen while others take it, some give off certain vitamins that others need. With a permaculture garden, instead of having a garden bed with all of the same crops drying the land out of the nu trients those plants need you would plant a large variety of crops in a way that all the plants give and take from each other. Like I mentioned, after the initial groundwork of meticulously planning the garden's arrangement and starting the crops there wil l be no

major need to go back and continue recropping the land. After the fall and winter when the plants die, once spring comes again the crops will continue to regrow and expand naturally. This will help our disadvantaged communities greatly because ther e are many empty lots surrounding north Omaha as well as a lot of families and homeless who struggle to feed themselves. This will help create a natural food source for everyone to enjoy for many years and generations to come. This partnered with the ideas mentioned early I believe will greatly change the environment of our communities and make our now disadvantaged areas one day the focal point of our whole city. Thank you.

Outro

This finalizes my proposal to develop our communities. I'm not exactly sure how much information I needed to include to be considered for funding but I am open and available to share any additional information needed to help bring any one of these ideas to life. I hope after reading my proposal I am considered for funding to help develop Omaha. Even if I am not considered rest assured that I will continue working diligently to bring the mentioned ideas here to Omaha. If you are in need to reach me with any questions concerning my proposal feel free to contact me by phone or em ail included below.

Grant Application

Row 358

Organization Name (if applicable)	Bobby Byars Foundation, Inc
Physical Address	6605 S 102nd St Omaha, NE 68127
Mailing Address	P.O, Box 27524 Omaha, NE 68127
Website	www.BobbyByarsFoundation.org
Social Media Accounts	Instagram - BobbyByars Foundation, Facebook - Bobby Byars Foundation
Name	Sheila Fields
Title	Founder and CEO
Email Address	sbfields@bobbybyarsfoundation.org
Phone	+1 (402) 885-9349
Team	Yes
	Sheila Fields - CEO , Entrepreneur, Exec Board - Royce Smith - Professor, Elder Frank Parker - Pastor, Phyllis Brown - Retired Air Force, Min Derrick Quinn - Entrepreneur, Latricia Harris - Manager, Entrepreneur ,Lonnie Gauldin - Entrepreneur, community Activist,
Organizational Chart	Org chart related to Project Work will include Executive Director to oversee daily process, Admin Assistant, Program Director who will oversee all programs for BBF. Project Manager(s) for adult Project Work/Small business collaboration and Project Manager for Project Work - Teen Challenge for mentoring program.
Other Completed Projects and/or Accomplishments	Scholarships - 50,000 as of 2022 Community Safety Day - Provided over 700 safety kits to families in North Omaha. Project Work 2022 - Partnered with Hayes Cares and Bfields Solutions to develop program Melodies from Heaven - Arts program which has provided tuition to children in arts and dance studios (I Am Dance, I heartbeat Dance, and Peartree performing Arts) Endowments - JanetByars Nursing endowment with Metro Comm College for students in 68111, 68110, 68104 Bobby Byars Trade scholarship with Metro Comm College reentry program to buy tools.
Proposal Title	Project Work - Winning with Opportunities, Resources, and Knowledge
Total Budget ($)	$1,123,000.00

LB1024 Grant Funding Request ($)	$1,123,000.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	BBF Project Work will positively impact North Omaha QCTs by providing internships for small businesses, employment readiness, reduce crime, and provide raise income for families. This transformative project will succeed by collaborative engagement with small business owners in qualified census tracts. Project work will address business and personal development and support. This partnership will also provide an opportunity for business owners to invest in the community but serving as coaches and mentors for project work participants and interns. Business owners will also inspire and provide examples to our teen work participants. Property location 5224 n 24th street Omaha, NE 68110. All participants will take part in the 2023 Community Safety Day as Project Work will train on service to our local community. Project work impacts the North Omaha community in multiple ways. The one-year program takes participants and mentors through a curriculum strengthening job readiness skills, life skills, technical skills, financial literacy, and topics on behavioral health and community service. The program designed to help increase the economic stability of participants by allowing them to prepare for technical certifications and gain assessments tied to behaviors and team building. Business owners will benefit from each intern as a free resource whose internship supported by the BBF – Project Work. Basis for Project Work and Teen Challenge: . Black unemployment rate is typically more than double that of whites. Barriers (Biases, criminal record, under educated, transportation, job skills, confidence). Black people with degrees have salaries two-thirds of white high school dropouts. In 2014, 63.4 percent of white-owned employer firms indicated that they were profitable, compared to 57.7 percent of Hispanic-owned firms and 45.6 percent of African American-owned firms. Minority businesses have less access to capital and limited resources as well as access to current business training. Potential participants are in transitional locations that limit or prohibit getting to high income jobs. Employment reduces chances of recidivism and homelessness. Small minority businesses need support to reduce operating cost and gain additional resources. Youth have an increased potential for success with mentors and successful mirrors of themselves.
Timeline	nla
Percentage completed by July 2025	0%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)

Community Needs	Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	This proposal is meant to support small businesses, develop jobs, increase job skills, reduce crime, eliminate poverty, and increase income by providing job skills for high end salaries.
Visioning Workshop Findings Alignment	Specific gaps addressed are job skills, businesses within our community.
Priorities Alignment	It aligns with goals for transformative change, job skills, skills development.
Economic Impact	Increased jobs, small business success, increased skilled workforce.
	10 per years.
	N/A
	60K plus with fccuses on technology
Community Benefit	Jobs, Income growth
Best Practices/Innovation	
Outcome Measurement	
Partnerships	Yes
	KLH Brown Byrd, LLC BFoields solutions.
Displacement	No
Displacement explanation	
Physical Location	24th and Fort (see summary)
Qualified Census Tract	Within one or more QCTs
Additional Location	

Documents	
Property Zoning	Yes
Is the project connected to utilities?	
	Yes
	No
Design, Estimating, and Bidding	No
	No
General Contractor	No
Request Rationale	
Grant Funds Usage	
Proposal Financial Sustainability	No
Funding Sources	
Scalability	
Financial Commitment	na
ARPA Compliance Acknowledgment	☑
ARPA Reporting and Monitoring Process Acknowledgme	☑
LB1024 Funding Sources Acknowledgment	☑
Public Information	☑
File Uploads	Additional Location Documents (see application for list) Organizational Chart Proposal Budget/Sources and Uses

Schedule

BBF - Project Work Budget Proposal

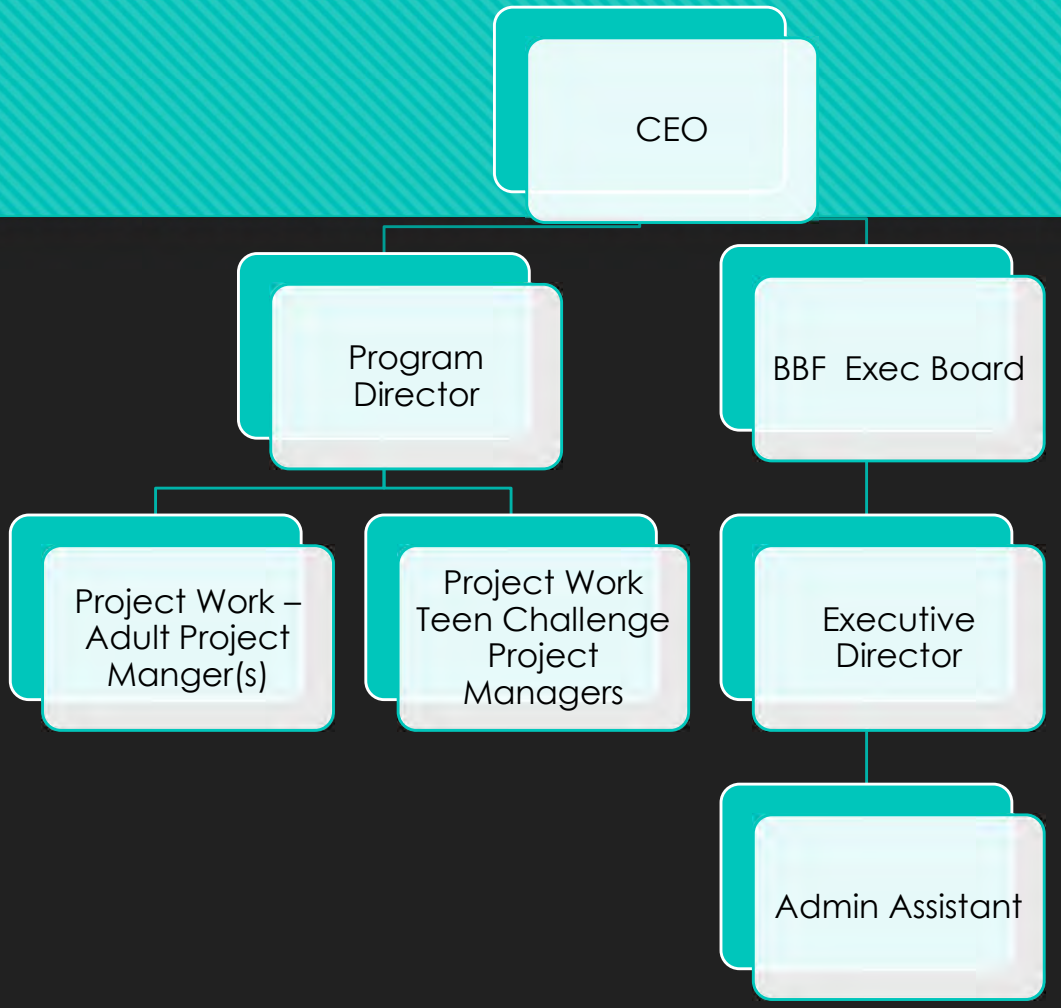
		2023	2024	2025	
Buiding Lease	@$2K/month	24,000	24,000	24,000	
Admin Cost	Ins,tech support,	12,000	12,000	12,000	
Equipment	laptops for all participants	25,000	25,000	25,000	
Technology	Software, licenses	10,000	10,000	10,000	
Teen Challenge Support		6,000	6,000	6,000	
Utilities/Cable		12,000	12,000	12,000	
Legal/ Consulting		2,000	2,000	2,000	
Contractors		20,000	20,000	20,000	
Community Service		15,000	15,000	15,000	
Wages		100,000	100,000	100,000	
Security		25,000	25,000	25,000	
Remodel	Remodel cost for historical building	350,000	10,000	10,000	
		601,000	261,000	261,000	**1,123,000**

Bobby Byars Foundation - Project Work Org Chart

Vision Hope Empowerment
BBF
www.BobbyByarsFoundation.org

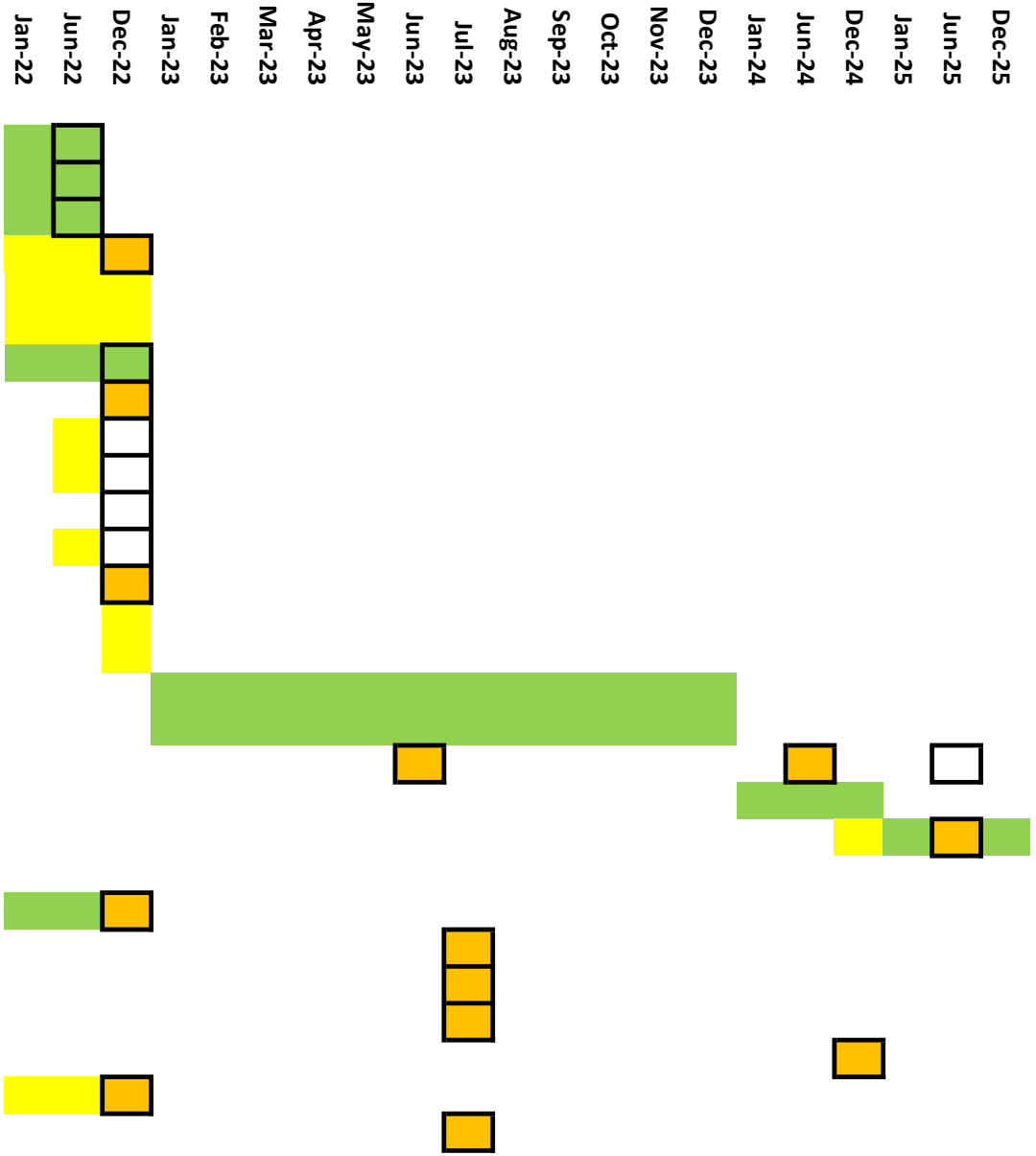
Winning - Opportunities - Resources & Knowledge
PROJECT WORK
WWW.BOBBYBYARSFOUNDATION.ORG

Winning - Opportunities - Resources & Knowledge
PROJECT WORK
TEEN CHALLENGE
WWW.BOBBYBYARSFOUNDATION.ORG



Bobby Byas Foundation, Inc Project Work Timeline as of 10/9/22

Task	Subtask	Due Date	Status
Test Phase			
Develop Program Goals			100%
Implement Program			100%
Select 2022 Participants			100%
Evaluate Workshops			50%
2023 Planning			70%
Budget			90%
Progam Layout/ Metrics			100%
2023 Participation			0%
Solicit Small Business			70%
Intern Cohort Participants			70%
Overview			25%
Survey			25%
Selection 2023 Participants			0%
Orientation			0%
Matching			0%
Timeline			50%
Sessions			0%
Mid-Year Review			0%
2024 Participation			0%
2025 Participation			0%
Administration			0%
Role Assignments		12/31/2022	80%
Building Location		7/31/2023	25%
Contractor		7/31/2023	0%
Facility Layout		7/31/2023	25%
Remodel		12/31/2023	0%
Develop Training Matrials		12/31/2022	80%
Technology Setup		7/31/2023	0%



Grant Application

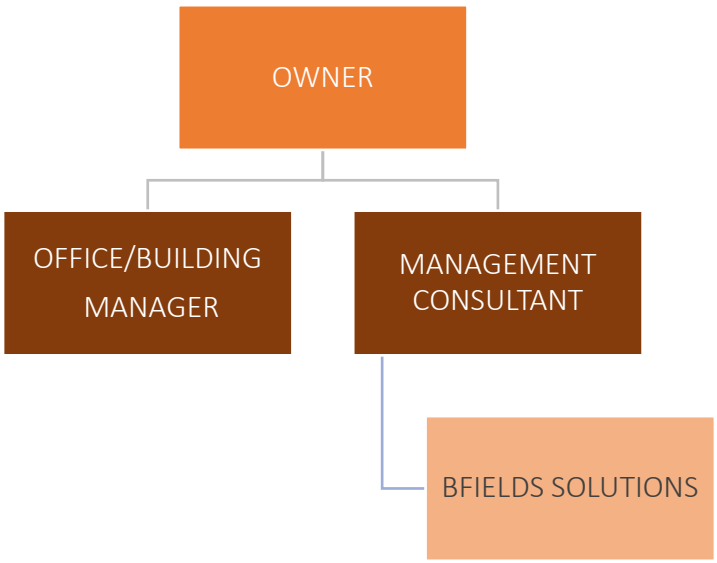
Row 359

Organization Name (if applicable)	1966
Physical Address	5224 N 24th Street Omaha, NE 68110
Mailing Address	
Website	N/A -Not currently
Social Media Accounts	N/A - Not currently
Name	Keith Harris
Title	Owner
Email Address	keithharris1906@msn.com
Phone	+1 (402) 677-8063
Team	Yes
	Owner, Office/Building Manager, and Management Consultant
Organizational Chart	. Owner Office/Building Manager – manages the tenants and the day-to-day operations, outsources the maintenance, grounds, and security of the building Management Consultant – will help with the website, social media, advertising, business recruiting, and programming
Other Completed Projects and/or Accomplishments	o The building was designed for and operated as the Omaha School of Music for over 10 years under the direction of Mr. Michael Driver, Mrs. Aileen Ramsey, and Mrs. Shirley Terrill Jordan. The school taught voice, piano, violin, saxophone, ballet, and jazz. Summer camps were hosted for past and current students in the North Omaha area and beyond until the instructors retired. o Currently the space is being used for a hair salon and a local art exhibit.
Proposal Title	Remodeling and Revitalizing the North 24th & Fort Street Corner Building
Total Budget ($)	$350,000.00
LB1024 Grant Funding Request ($)	$300,000.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	The objective of this proposal is to renovate and revitalize the North 24th & Fort street corner building located at 5224 N. 24th

	street and turn it into a newly renovated Learning and Development Center. The center will collaborate with non-profit organizations and small business owners to help build skill levels and provide STEAM and other forms of training opportunities to help students and adults in this area and beyond gain the necessary skills and experience training needed to be prepared for the workforce. This project should be complete by 2025.
Timeline	This project will be complete in phases. Phase 1. Excavating, Foundation and Ground Leveling, 3-6 months Phase 2. Mechanical, Electrical & Plumbing, 3-6 months Phase 3. Finishing Work, 6 months This project should be complete by 2025.
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	There is a strong need for various training skills and experience in the North Omaha community to help our members be equipped to apply for employment with the proper skills and experience or be able to start their own small business. Our building will be the place to house all the training and meeting activities for small businesses and non profit organizations.
Visioning Workshop Findings Alignment	This project will help renovate and revitalize the North 24th & Fort Street Corner and start the process of bringing back the historical beauty this area was known for.
Priorities Alignment	The Renovation and Revitalization of the North 24th & Fort Street corner, specifically 5224 N. 24th street directly aligns within the locations zones of LB1024's strategic priorities.
Economic Impact	The anticipated goal is to train as many students and adults as possible to open the doors to permanent jobs.
	Not sure at this time.

	Not sure at this time.
	Not sure at this time.
	Not sure at this time.
Community Benefit	
	Not sure at this time.
Best Practices/Innovation	Not sure at this time.
Outcome Measurement	Not sure at this time.
	Not sure at this time.
	Not sure at this time.
Partnerships	Yes
	Bobby Byars Foundation and the Nebraska Ivy Foundation
	N/A
Displacement	No
Displacement explanation	
Physical Location	5224 N. 24th Street., Omaha., NE 68110
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	N/A at this time
Property Zoning	Yes
Is the project connected to utilities?	
	Yes
	Yes
Design, Estimating, and Bidding	No
	No
	This is an estimate based on similar construction projects .

General Contractor	No
Request Rationale	
Grant Funds Usage	
Proposal Financial Sustainability	
Funding Sources	
Scalability	
Financial Commitment	$50,000.00
ARPA Compliance Acknowledgment	☑
ARPA Reporting and Monitoring Process Acknowledgme	☑
LB1024 Funding Sources Acknowledgment	☑
Public Information	☑
File Uploads	


OWNER
OFFICE/BUILDING MANAGER
MANAGEMENT CONSULTANT
BFIELDS SOLUTIONS

Grant Application

Row 360

Organization Name (if applicable)	Compete Technologies
Physical Address	2417 Burdette Street Omaha, NE 68111
Mailing Address	
Website	www.compete.tech
Social Media Accounts	
Name	JAQUALA YARBRO
Title	Chief Innovations Officer
Email Address	JAQYARBRO_87@HOTMAIL.COM
Phone	+1 (531) 262-8255
Team	Yes
	JaQuala Yarbro(Project Administrator, socioeconomic strategist, Data Scientist); Dakar Franklin(Cyber Security Expert, retired US Airforce); Gary Johnson(Software Developer, Offut AFB); Tim Connor(Data Scientist/Software Developer, Infinite 8 Aeronautics); Patrick Kenney(Data Warehousing Expert, Bellevue University),
Organizational Chart	Please see organization chart
Other Completed Projects and/or Accomplishments	Compete Technologies supports Compete Institute of Socioeconomic Policy and Education with predictive analytics. By providing predictive models to be used in trainings and community projects for the Department of Health and Human Services, Nebraska Children's Foundation, Bring Up Nebraska, and the Anne E. Casey Foundation, we remove systemic barriers which are perpetuated by traditionally quantitative data drive ideology. It is essential to train a workforce to expand the development and implementation of culturally responsible data analytics and maintenance.
Proposal Title	Data Science Academy
Total Budget ($)	$2,123,094.00
LB1024 Grant Funding Request ($)	$1,416,094.00
Proposal Type	Combination of capital project and service/program

Brief Proposal Summary	Compete Technologies provides predictive analytics with emphasis on the qualitative component that is Lived Experience. Lived Experience is the essential missing link in the gaps of conventional data collected in the systems of juvenile justice, education, Child Welfare, and housing. Disparities and overrepresentation of people of Color exist simply because there are no people of Color directing and informing the data collection process. Unfamiliarity and implicit bias perpetuate the worsening conditions of Black families in Omaha, Nebraska. Compete Technologies makes technology and specifically data exploration palatable and accessible to those who are most impacted in an attempt to provide a social awareness which impels to action. The Data Science Academy will provide a direct pathway for those most proximal to disparities to develop culturally responsive evidence based models, learn how to collect, interpret, and manipulate data, and also provide skills that are in high demand in high paying careers. The Data Science Academy will grow students as interns to become instructors and therefore create careers. Through strategic partnerships with Bellevue University, the University of Nebraska at Omaha, and Creighton University, participants will be encouraged to continue their education at a 4 year institution. Through a partnership with workforce development, tuition will be covered for those most impacted.
Timeline	This project is scheduled to begin in April of 2023 with no particular end date.
Percentage completed by July 2025	100%
Funding Goals	Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	The Data Science Academy enhances the quality of education as the first Black female owned data science institute in the region. Empowering those most impacted will ultimately create an equitable workforce and improve the living conditions of participants when they are able to utilize obtained skills and secure a high wage career.
Visioning Workshop Findings Alignment	Our proposal fills gaps in equity. Empowering those most impacted through data and the ability to articulate their findings provides a proper narrative that spurs change.
Priorities Alignment	This is a unique education experience opportunity that will ultimately increase the value of the community and draw commercial opportunities to the region.

Economic Impact	We anticipate job growth as we hope to graduate at least 40 students per year.
	Twenty permanent jobs will be created by 2026.
	0
	NA
	We will provide an accurate account of disparities, needs, impact and appropriate longitudinal factors which ultimately helps businesses make better decisions.
Community Benefit	The community benefit is that those most impacted will join the conversation and produce accurate projections that reduce disparities in the community.
Best Practices/Innovation	
Outcome Measurement	
Partnerships	Yes
	DHHS and Nebraska Children's Foundation, Omaha Economic Development Center, Mandela Elementary School
	DHHS ad Nebraska Children's Foundation
Displacement	No
Displacement explanation	
Physical Location	The physical location is 2417 Burdette Street in the 68111 zip code. At the heart of 24th Street, there is access to public transit, shopping, and resources within a 5 minute walk. The building is equipped with large open classrooms(6) and flat land to explore in down time.
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	This property is not a brownfield site
Property Zoning	Yes
Is the project connected to utilities?	

	Yes
	No
Design, Estimating, and Bidding	Yes
	Yes
General Contractor	No
Request Rationale	Please see uploaded documents
Grant Funds Usage	Grant Funds will be used to purchase needed equipment and compensate staff for the first year.
Proposal Financial Sustainability	Yes
	Please see uploaded documents
Funding Sources	Prevent Child Abuse America Grant Nebraska Children's Foundation Lozier's(pending)
	Unknown
	This proposal cannot continue without the salary allotment and equipment expenses.
Scalability	Yes.
	Staff can be reduced. External Audit can be eliminated.
Financial Commitment	We have dedicated $13, 000 to the start of this project.
ARPA Compliance Acknowledgment	☑
ARPA Reporting and Monitoring Process Acknowledgme	☑
LB1024 Funding Sources Acknowledgment	☑
Public Information	☑
File Uploads	Data table of uses (breakdown of how the requested funds will be used for your proposal) Documentation of site control (proof of ownership, option, purchase contract, or long-term lease

agreement) Organizational Chart Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Pro Forma Proposal Budget/Sources and Uses

BUSINESS PROPERTY LEASE

This lease is entered into this 28 day of February, 2022 4between **OMAHA ECONOMIC DEVELOMENT CORPORATION (OEDC),** Landlord, and **COMPLETE INSTITUTE OF SOCIOECONOMIC POLICY AND EDUCATION COMMUNITY INTEGRATION SERVICES (CISPE Nebraska),** Tenant.

1. **PREMISES.** Landlord leases to Tenant the real property located at 2411-2417 Burdette Street, Omaha, Nebraska 68110 ("Real Estate"), on the following terms and conditions.

2. **TERM.** This Lease shall be for a term of fifteen months (15) beginning on the 1st day of March, 2022 and ending on the 31st day of May, 2023, unless terminated earlier as provided in this Lease.

   If for any reason the Real Estate is delivered to Tenant on any date before or after the term commencement date, rental for the period between the date of possession and term commencement date shall be adjusted on a pro rate basis. Such earlier or later taking of possession shall not change the termination date of this Lease. This Lease shall not be void or voidable in the event of late delivery by Landlord, nor shall Landlord be liable to Tenant for any resulting loss or damage.

3. **USE OF PREMISES.** The Premises are leased to Tenant, and are to be used by Tenant, for the purposes of operating a facility that offers sufficient workspace to provide supervision, structure and educational support to youth who cannot be unattended during the day, evening or weekend hours and/or who are in need of additional educational support to be successful in their family home, placement and/or community. (See Exhibit A). Tenant agrees to comply with all applicable governmental laws, ordinances, and regulations in connection with its use of the Real Estate, including without limitation all environmental laws, to keep the Real Estate in a clean and sanitary condition; and to use all reasonable precaution to prevent waste, damage or injury to the Real Estate.

4. **RENT.**

   (a) **Monthly Rent.** The Monthly Rent under this Lease is Two Thousand Dollars ($2,000.00) and includes taxes and insurance. Tenant agrees to pay rent to Landlord at 2221 North 24 Street, Suite 200, Omaha, Nebraska 68110, or at any other place Landlord may designate in writing, in lawful money of the United States, on the first day of each month. (See Exhibit B)

   (b) **Payment of Rent.** Tenant agrees to pay the Monthly Rent as and when due, and all other amounts required to the paid by Tenant under this Lease. In the event of nonpayment of any amounts due under this Lease, whether or not designated as rent, Landlord shall have all the rights and remedies provided in this Lease or by law for failure to pay rent.

   (c) **Late Charge.** If the Tenant fails to pay the Monthly Rent and all other amounts required to be paid by Tenant under this Lease, on or before the fifth day after such

Grant Application

Row 361

Organization Name (if applicable)	L!T
Physical Address	3347 Ames Ave
Mailing Address	
Website	
Social Media Accounts	
Name	Ron Mitchell
Title	
Email Address	litexperience@protonmail.com
Phone	+1 (402) 506-1817
Team	Yes
Organizational Chart	Greg Clark, Barry Thomas, Michael Demps, Chyna Coleman, latrishla Thomas, Dom Stark
Other Completed Projects and/or Accomplishments	
Proposal Title	Lit Community Impact
Total Budget ($)	23,232,034.78
LB1024 Grant Funding Request ($)	23,232,034.78
Proposal Type	Capital project Combination of capital project and service/program Service/program
Brief Proposal Summary	LIT is a social experience platform that provides the meta eco structure for social, digital and physical commerce to exchange at the rate of interaction, fostered by user experience. Our focus is to revolutionize the space between those experiences, the non-existing heights of current digital space and the untapped potential of social commerce and content. We thrive when innovation aligns social vaacuums and a need for products the reflects our generation. What that looks like is Facebook and Instagram social connectivity with Amazon’s business models. We could give countless examples of how our current options for social networking one, no longer meets the

	needs of our current generation while also explaining how the truest definition of a social network hasn’t been actualized until this very moment. What you are witnessing is the evolution of digital consumption driving technological innovation to reimagine the lines of commerce, content and experience. A place where investor returns meet the needs our society and hopes of our communities. We also have lounge locations for users to engage each other and live events for users to attend. We, embody the principles of excellence, equity, integrity, professionalism and sustainable use.
Timeline	Omaha Revitalization Purchase OIC building Transform into Lit and Malcolm Center Mixed use – Retail Space, Lounge, and Performance space with free Podcast , Code Center, business development , Visual recording studio.
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	Bringing in Billions revenue , providing 6,000 job over 5 years
Visioning Workshop Findings Alignment	
Priorities Alignment	Serving an Underdeveloped and marginalized community by providing jobs, training and services.
Economic Impact	6,000 jobs over 5 years 70k-270k
	2,000.00
	500
	30 hr
	Not Available

Community Benefit	First Black Owned multi billion social network
	excellent paying jobs , new technologies, grants etc
Best Practices/Innovation	Bring new talent in, training existing talent, making a silicon valley right here
Outcome Measurement	improved education, research centers, day cares , art festivals , coding programs , elite training
	job creation, community revitalization
Partnerships	Yes
	100 men, uno, chamber of commerce, malcom x foundation,
	na
Displacement	No
Displacement explanation	
Physical Location	
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	
Property Zoning	Yes
Is the project connected to utilities?	
	Yes
	Yes
Design, Estimating, and Bidding	Yes
	Yes
General Contractor	Yes
	Yes
Request Rationale	covering the cost of salaries, renovations, marketing, legal ,accounting, utilities

Grant Funds Usage	to empower the community, create wealth, and provide elite services
Proposal Financial Sustainability	Yes
	na
Funding Sources	na
Scalability	yes
	ex facebook and amazon
Financial Commitment	100k
ARPA Compliance Acknowledgment	☑
ARPA Reporting and Monitoring Process Acknowledgme	☑
LB1024 Funding Sources Acknowledgment	☑
Public Information	☑
File Uploads	

Economic Proposal

LIT Technologies Enterprise

3347 Ames Ave

Omaha, Ne 68111

Proposal Leadership • Primary Contact for Application* – Name, Title, Email, Phone o Please note: All notifications will go to the email address listed above. • Team – Do you have a team? If yes, please provide the team members, including leadership, structure, roles, experience, and expertise. Include all members who will have a significant role. In this case, “team” refers to your ownership/management individuals or group and any consultants. • Organizational Chart – Please explain your organizational chart. If applicable, please upload your organizational chart at the end of the application. • Other Completed Projects and/or Major Accomplishments – Please describe your or your organization’s other completed projects and/or major accomplishments, particularly those that relate to the proposal. If you are a new organization, please describe how this proposal supports your organizational goals

Ronald Mitchell

Ceo

litexperience@protonmail.com

402-506-1817

Greg Clark

Lydelle Davis

Latrishla Thomas

Michael Demps

Barry Thomas

Chyna Coleman

LIT is a social experience platform that provides the meta eco structure for social, digital and physical commerce to exchange at the rate of interaction, fostered by user experience. Our focus is to revolutionize the space between those experiences, the non-existing heights of current digital space and the untapped potential of social commerce and content. We thrive when innovation aligns social vaacuums and a need for products the reflects our generation. What that looks like is Facebook and Instagram social connectivity with Amazon’s business models. We could give countless examples of how our current options for social networking one, no longer meets the needs of our current generation while also explaining how

the truest definition of a social network hasn't been actualized until this very moment. What you are witnessing is the evolution of digital consumption driving technological innovation to reimagine the lines of commerce, content and experience. A place where investor returns meet the needs our society and hopes of our communities. We also have lounge locations for users to engage each other and live events for users to attend. We, embody the principles of excellence, equity, integrity, professionalism and sustainable use.

PROPOSAL OVERVIEW • Proposal Title* • Total Budget* ($) • LB1024 Grant Funding Request* ($) • Proposal Type – o Capital project o Service/program o Combination of capital project and service/program o I do not know • Brief Proposal Summary* (350 words or less) – Overview, location, timeline

Omaha Revitalization

Purchase OIC building

Transform into Lit and Malcolm Center

Mixed use – Retail Space, Lounge, and Performance space with free Podcast , Code Center, business development , Visual recording studio.

Building-purchase and renovation 3.6m

100k furniture, 23k office supplies annually utilities 5k monthly 60 k annually insurance 80k medical 700k

Secretary- 78,000

Hr- 180,000

MaintenanceDirector – 195,000

Events Coordinator-160,000

Asst Coordinator-130,000

Logistics Coordinator-160,000

Delivery Staff 5k bonus paid at 500 a week over 2and ½ months for 32 drivers - 140,000

Local models 10 models 36k each 360k

In house hair stylist 130k, 78,000 make-up/

Nails and wax budget 360,000 k

Free Services – 1.4 m

Utilities, food, wifi,12k a month 144, 000 annually

Cameraman-90k,

Asst 78,000

Attorney /legal 260k

Street team 10k a month

Marketing budget 3m

Content budget 250,000k

Eventsbudget 10m

Vehicles 1.3m

Travel expenses 800k

Clothing budget250k

Security budget 680k

Food budget 80k

Enrollment specialist 150k plus 2% comm 450k

Customer Service 84k x 9 positions 840 k

Tech, designers, colognes, etc 1m

Total-24,796,000

Executive Staff

Pres-270k

Chy-140k 3k a month housing allowance up to 10krelocation 25 budget min and lit collection 213k

Dev pres-160k

Exp-185k plus 2 percent com and 4 % of their comm

Cfo-275k

HR-170k asst 120

Sec-120k

Hr-65k handle find staff and replacement 90 -100 days

Vp-215k

-zestbrains 600k

Hosting fees 200k

Admin verifiers and uploaders 4 position 88k x 4 352,000

Over the last decade, social media has evolved from being a mere platform to a part and parcel of the everyday life of users. Social media marketing is rapidly gaining popularity primarily due to the increasing active participation of social media users. Several figures indicate that Facebook had 1.79 bn monthly active users as of third quarter of 2016. Businesses today are using social networking sites such as Facebook and Twitter to exhibit their brands/products, to build brand image, and expand their client base. Due to the immense potential of social media, the global social networking market is expected to tread along a healthy growth track.

This market intelligence report presents the growth prospects of the global social networking market for the forecast period from 2016 to 2024. It provides qualitative and quantitative insights into the competitive landscape and highlights the leading players in the market. It profiles the prominent players in the market along with their business strategies, latest developments, and revenue generation. It includes SWOT analysis that reveals the growth trajectory, which each key player will witness during the forecast period. It also offers a detailed overview of the factors impacting the growth of the market. For a coherent understanding, the report presents statistics pertaining to the social networking market at both global and regional levels.

GLOBAL SOCIAL NETWORKING MARKET: DRIVERS AND OPPORTUNITIES

One of the primary factors contributing to the growth of the global social networking market is the fact that social media is being increasingly acknowledged as a platform that helps in directing search keywords towards the websites of companies, leading to enhanced website traffic and brand popularity/visibility. The proliferation of smartphones is also playing a vital role in the growth of the market. A large number of active users access social media through mobile phones. Social media apps designed for smartphones regularly track activities and further increase the relevance of social media marketing. The growing transition from texted-based content to image-centric solutions is likely to provide a significant boost to the growth of the global social networking market in the near future.

GLOBAL SOCIAL NETWORKING MARKET: REGIONAL SEGMENTATION

The regional markets methodically examined in the report are North America, Asia Pacific, Europe, and Rest of the World. North America is estimated to command a large share in the market owing to the high penetration of social media and domicile of a large number of key players. However, the market in this region is mature in nature. Asia Pacific is estimated to emerge as a lucrative market over the forecast horizon. The growth of the region can be primarily attributed to the rising penetration of smartphones and expanding base of internet subscribers.

GLOBAL SOCIAL NETWORKING MARKET: COMPETITIVE LANDSCAPE

Most of the players in the global social networking market are focusing on innovating and updating their platforms/solutions to consolidate their presence in the market. Mergers and acquisitions are the commonly adopted strategies by key players to maximize their shares in the market. Some of the key companies operating in the global social networking market are Ask.fm, Classmates, Facebook Inc., Flickr, Google+, Instagram, LinkedIn Corporation, Meetup, MeetMe Inc., Pinterest, Tagged Inc., Tumblr Inc., Twitter Inc., Vine, and Vkontakte.

INTERNET ADVERTISING MARKET BY PLATFORM TYPE (MOBILE; LAPTOP, DESKTOP, & TABLETS; AND OTHERS), AD FORMAT (SEARCH ENGINE ADVERTISING/SEARCH ENGINE MARKETING, DISPLAY ADVERTISING, MOBILE ADVERTISING, SOCIAL MEDIA ADVERTISING, VIDEO ADVERTISING, ONLINE CLASSIFIEDS ADS, AND OTHERS), PRICING MODEL (COST PER THOUSAND (CPM)/COST-PER-MILLE (CPM), PERFORMANCE BASED ADVERTISING, HYBRID, AND OTHERS), ENTERPRISE SIZE (LARGE ENTERPRISES AND SMALL & MEDIUM-SIZED ENTERPRISES), INDUSTRY VERTICAL (AUTOMOTIVE, HEALTHCARE, MEDIA & ENTERTAINMENT, BFSI, EDUCATION, RETAIL & CONSUMER GOODS, TRANSPORT & TOURISM, IT & TELECOM, AND OTHERS), AND REGION: GLOBAL OPPORTUNITY ANALYSIS AND INDUSTRY FORECAST, 2020-2027

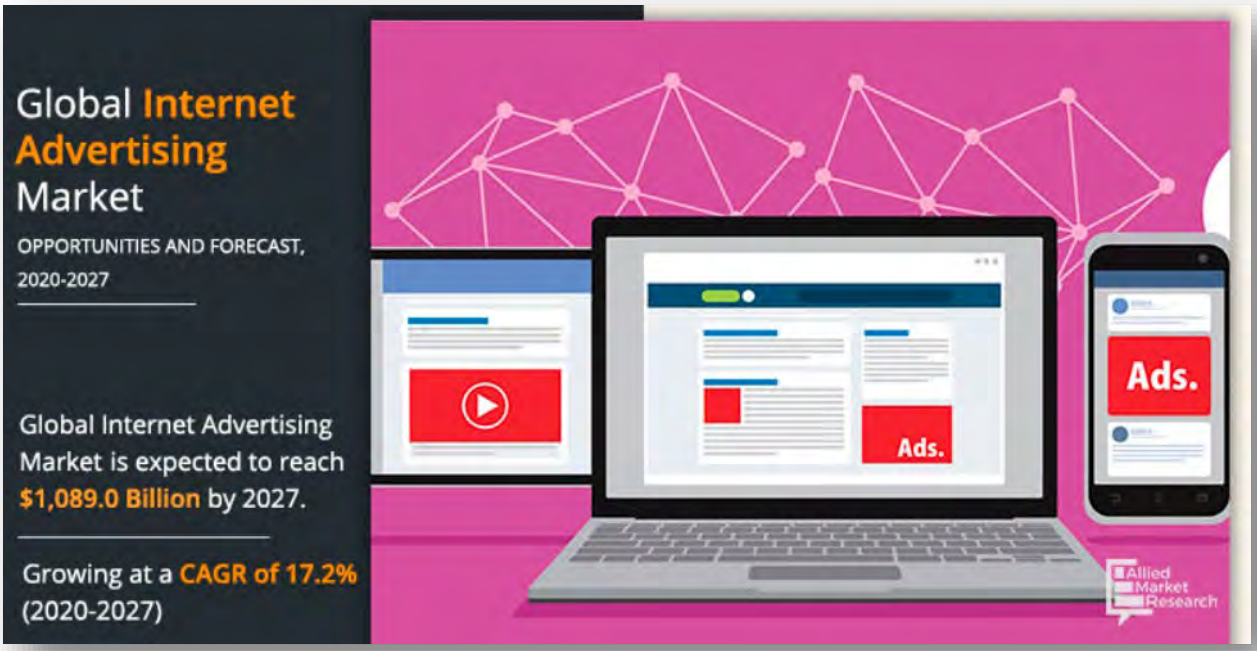
INTERNET ADVERTISING MARKET STATISTICS: 2027

The global internet advertising market size was valued at $319 billion in 2019, and is projected to reach $1,089 trillion by 2027, registering a CAGR of 17.2% from 2020 to 2027. Internet advertising is the process of using the internet as a medium to deliver marketing or promotional messages to an identified as well as intended audience. It helps to attract website traffic & brand exposure, and is designed to encourage the targeted consumer to engage in a specific action such as making a purchase. It is one of the most effective ways for all businesses to find new customers, expand their reach, and diversify their revenue streams. Businesses use

internet advertising (such as banners, pay-per-call ads, pay-per-click ads, and pop-ups) in e-newsletters, on search engines, on compatible websites, and in online versions of magazines and newspapers as a way of reaching out to people who use the internet for shopping or to gather information. Internet advertising not only helps brands to find the right audience but it is also the fast & easy way of advertising, which helps keep the target audience engaged.

Utilization of the social media during the COVID-19 pandemic has increased tremendously which resulted into increased use of social media platforms to promote the TV shows, movies, music, and other media content with the target audience which drives the growth of internet advertising in media & entertainment industry. The promotion and marketing of the entertainment and media content over Instagram, Facebook, and Twitter have become the trend in recent times, as the social media is helping in engaging the audience in the content and creating an excitement before it releases on the respective platforms.

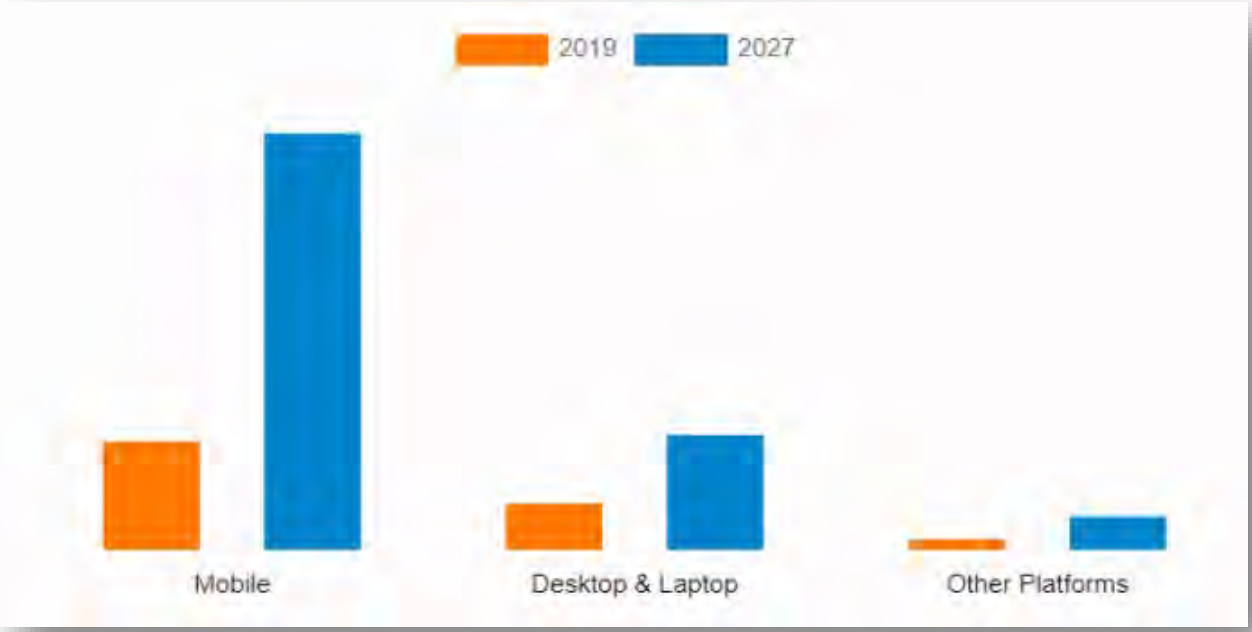
On the basis of Ad format, the search engine advertising or search engine marketing segment exhibited the highest growth in the internet advertising industry in 2019, and is expected to maintain its dominance in the coming years due to the rise in number of consumers who are shopping and researching for products online. In addition, the increase in need of multinational companies to become more reachable, searchable, and visible across the internet propels the growth of the search engine advertising market. However, the social media advertising segment is expected to witness the highest growth as the due to the accelerating demand of social media platforms.



By platform type, the global internet advertising market share was dominated by the mobile segment in 2019, and is expected to maintain its dominance in the coming years due to various factors such as increase in mobile device and mobile internet users, growth in popularity of social media, and time spent on mobile devices. Furthermore, the key players-operating in the mobile-based advertising industry create and develop mobile advertising content that can easily support mobile devices. Moreover, rise in trend of e-commerce and m-commerce further propels growth in internet advertising on mobile platform as more and more people use their mobile phones to browse the internet and enjoy internet-based shopping services.

Internet Advertising Market

By Platform Type



Mobile platform is projected as one of the most lucrative segments.

By industry vertical, the global internet advertising market share was dominated by the retail & e-commerce segment in 2019, and is expected to maintain its dominance in the coming years due to the rise in need for smaller businesses in the retail and consumer goods industry to compete with larger organizations in an increasingly competitive marketplace filled with innovation. Various retailers are advancing their internet advertising strategies to enable shoppers know about their business and drive traffic to their e-commerce site.

Internet Advertising Market

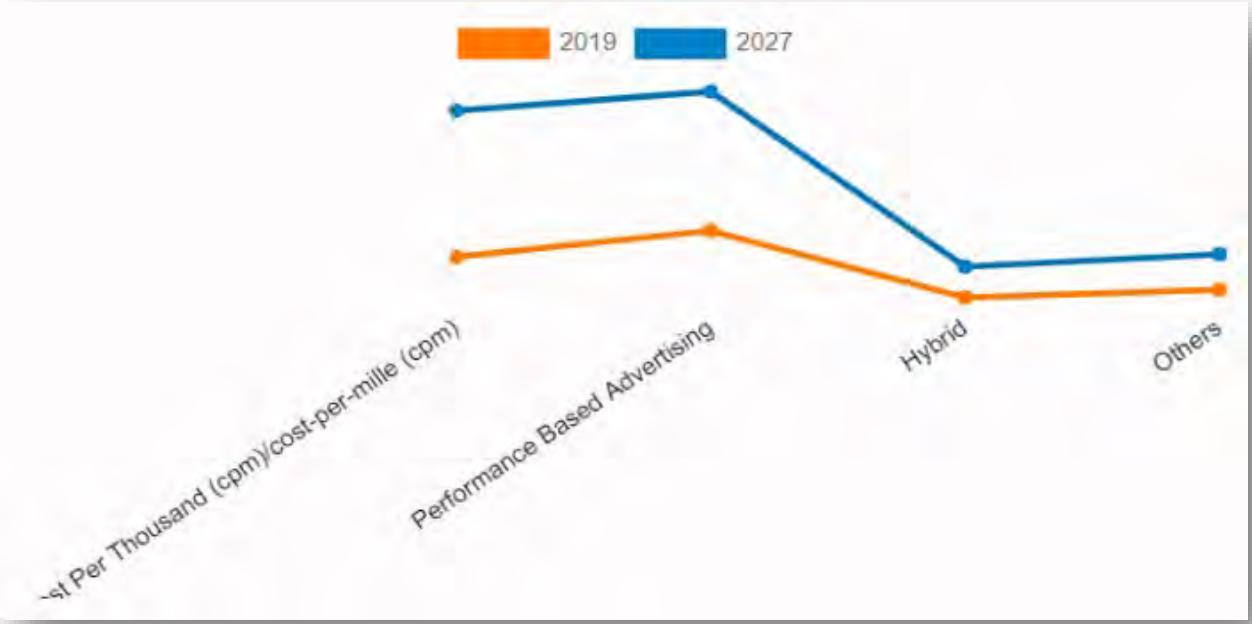
By Ad Format

Social Media Advertising ad format is projected as one of the most lucrative segments.

North America dominates the internet advertising market due to the surge in advertisers' spending on digital advertising. This is a major factor that drives the growth of the market in this region. For instance, the Olympic Games in Tokyo and the 2020 elections are anticipated to boost ad spending in the U.S., helping to propel the internet advertising market growth. Magna Global, the strategic global media unit of IPG Mediabrands, expected the U.S. ad spending to increase at the rate of 5.1% in 2019 to 6.6% in 2020. However, Asia-Pacific is expected to observe highest growth rate during the forecast period as the proliferation of mobile, social media, and apps is the major driving factor for the progressively growing internet advertising market across the region. Particularly, in countries, such as India, China, and Indonesia, apps are growing importance due to the ubiquity of smartphone usage as well as gaming.

Internet Advertising Market

By Pricing Model

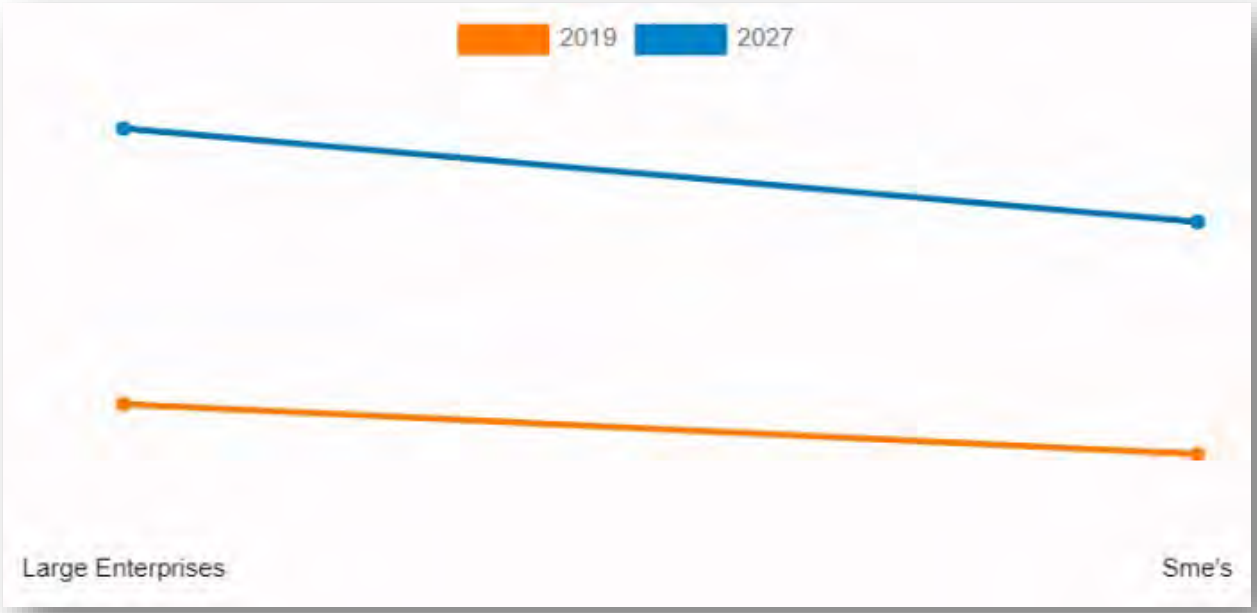


Hybrid revenue model is projected as one of the most lucrative segments.

The report focuses on the growth prospects, restraints, and internet advertising market opportunity. The study provides Porter's five forces analysis of the internet advertising industry to understand the impact of various factors, such as bargaining power of suppliers, competitive intensity of competitors, threat of new entrants, threat of substitutes, and bargaining power of buyers, on the internet advertising market trends.

Internet Advertising Market

By Enterprise Size



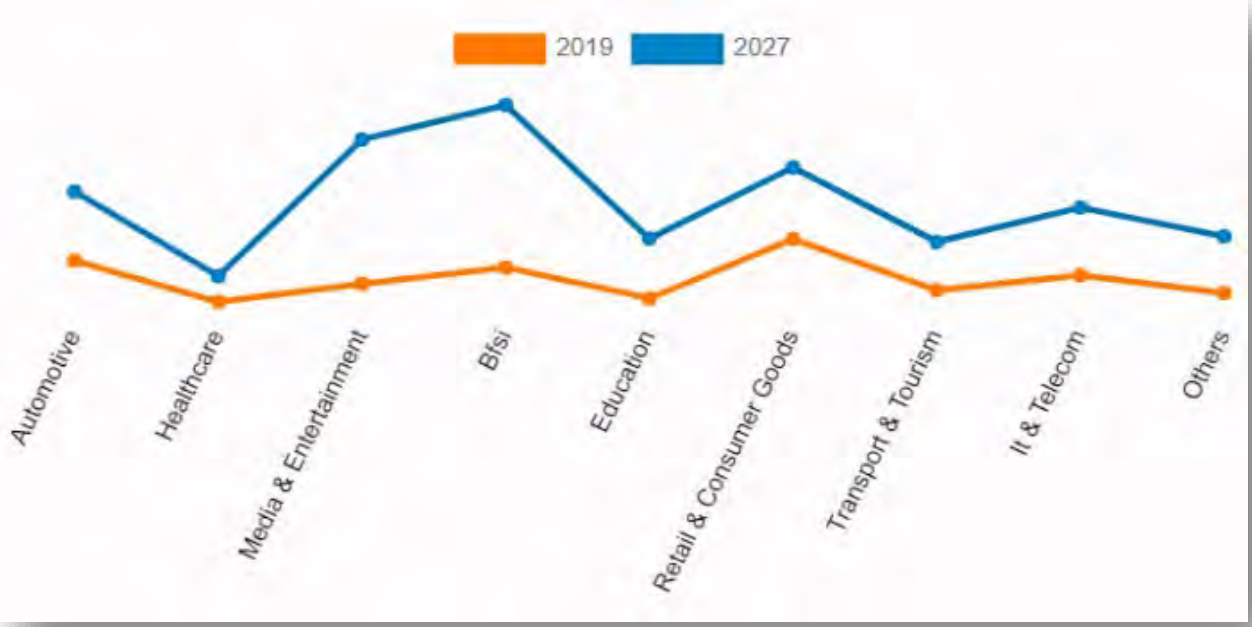
SME's are projected as one of the most lucrative segments.

SEGMENT REVIEW

The internet advertising market is segmented on the basis of type, platform, organization size, industry vertical, and region. On the basis of type, it is categorized into search engine advertising/search engine marketing, display advertising, mobile advertising, social media advertising, video advertising, online classifieds ads, and others. Based on platform, it is classified into mobile; laptop, desktop, & tablets; and others. As per the enterprise size, it is bifurcated into large enterprises and small & medium-sized enterprises. Depending on industry vertical, it is divided into automotive, healthcare, media & entertainment, BFSI, education, retail & consumer goods, transport & tourism, IT & telecom, and others. Region-wise, it is analyzed across North America, Europe, Asia-Pacific, and LAMEA.

Internet Advertising Market

By Industry Vertical



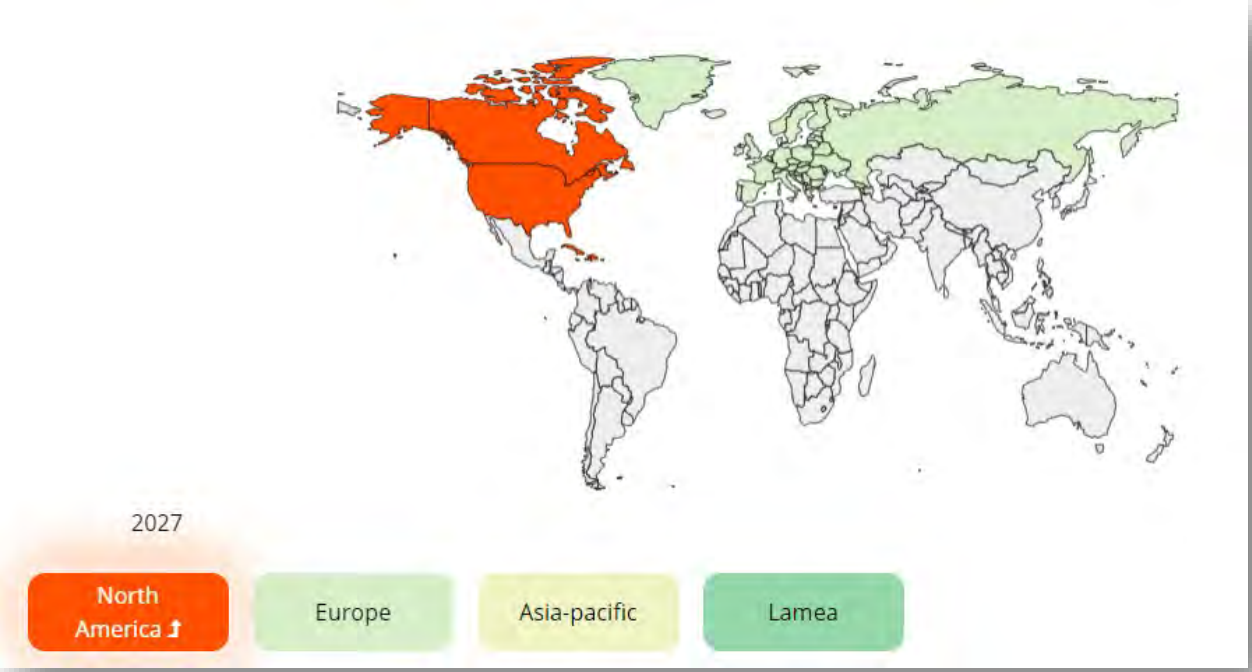
Media & Entertainment industry is one of the most significant segments.

COVID-19 IMPACT ANALYSIS

Post COVID-19, the value of the internet advertising market is estimated to grow from $359 billion in 2020, and is projected to reach $1,089 billion by 2027, growing at a CAGR of 17.2%. The current estimation of 2027 is projected to be higher than pre-COVID-19 estimates. The COVID-19 outbreak has low impact on the growth of the internet advertising market. It is predicted that various brands may reduce their advertising spend given the economic impact of COVID-19; however, the uptick in social media traffic has presented unique opportunities to engage with online audiences while keeping the brand awareness high. In addition, the coronavirus has spread uncontrollably and governments across the globe are still trying to contain it by closing public spaces, schools, and borders; this has transformed all businesses and marketers to update their online marketing strategies. In addition, businesses are expected to invest more in online advertising due to the pandemic, which fuels the market growth. For instance, according to the Interactive Advertising Bureau (IAB), it is estimated to witness 24% decline in traditional TV advertising spend in 2020 vs. 2019; however, connected TV advertising spend is estimated to grow at 19% year over year.

Internet Advertising Market

By Region



Asia-Pacific region is projected as one of the most significant segments.

TOP IMPACTING FACTORS

The growth of the global internet advertising market is driven by factors such as extensive adoption of smartphones, emergence of high-speed internet, proliferation of social media, rise in advertising spends on digital media across various industries, and increase in popularity of streaming platforms. In addition, the increase in intere

	Lounges (5)	Vending (100)	Events	Merch	Ads
Year 1	49,440,000	4,800,000	23,000,000	5,200,000	6,000,000
Year 2	98,880,000	9,600,000	46,000,000	10,400,000	12,000,000
Year 3	197,760,000	19,200,000	92,000,000	20,800,000	24,000,000
Year 4	395,520,000	38,400,000	184,000,000	41,600,000	48,000,000
Year 5	791,040,000	76,800,000	368,000,000	83,200,000	96,000,000

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PROFIT AND LOSS

The below table is the profit and loss projection for the first five business years. The sales are seen to increase each year, causing a considerable increase in the net profit too.

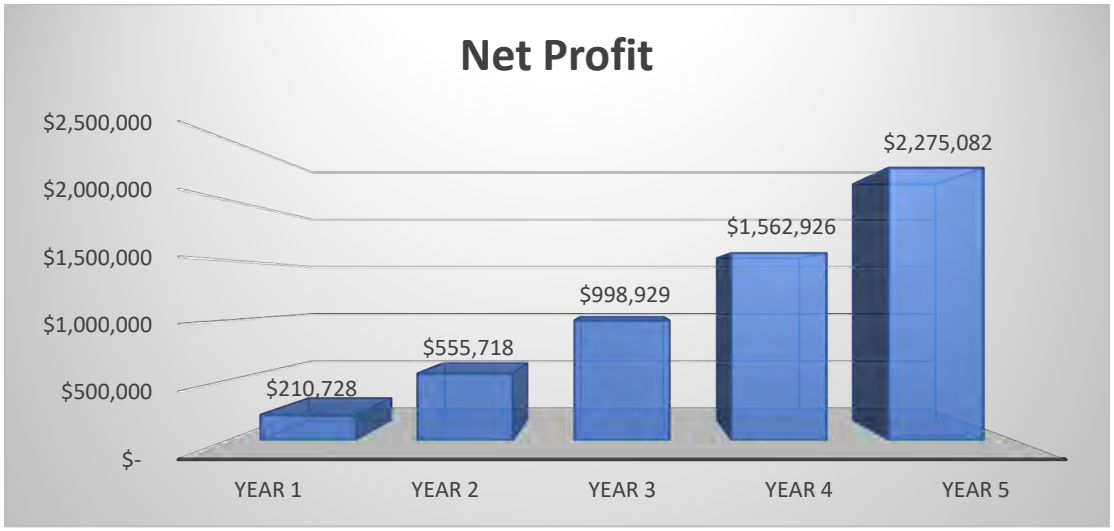
Profit and Loss					
	Year 1	**Year 2**	**Year 3**	**Year 4**	**Year 5**
	$	**$**	**$**	**$**	**$**
Sales					
Total Sales	**5,700,000**	**6,840,000**	**8,208,000**	**9,849,600**	**11,819,520**
Total Cost of Sales	**2,280,000**	**2,736,000**	**3,283,200**	**3,939,840**	**4,727,808**
Gross Margin	3,420,000	4,104,000	4,924,800	5,909,760	7,091,712
Gross Margin %	60.00%	60.00%	60.00%	60.00%	60.00%
Operating Expenses					
Rent	48,000	48,000	48,000	48,000	48,000
Website	3,000	3,000	3,000	3,000	3,000
Phone	3,600	3,960	4,356	4,792	5,271
Office Supply	7,200	7,920	8,712	9,583	10,542
Insurance	6,000	6,000	6,000	6,000	6,000
Advertising	3,000,000	3,300,000	3,630,000	3,993,000	4,392,300
Attorney	36,000	39,600	43,560	47,916	52,708
CPA	18,000	19,800	21,780	23,958	26,354
Workman's comp	72,000	79,200	87,120	95,832	105,415
Total Operating Expenses	**3,193,800**	**3,507,480**	**3,852,528**	**4,232,081**	**4,649,589**
Operating Income	226,200	596,520	1,072,272	1,677,679	2,442,123
Operating Margin	3.97%	8.72%	13.06%	17.03%	20.66%
EBITDA	226,200	596,520	1,072,272	1,677,679	2,442,123
Depreciation and Amortization	0	0	0	0	0
Interest Expense		0	0	0	0
Tax Incurred (6.84% Income Tax)	15,472	40,802	73,343	114,753	167,041
Net Profit	**$ 210,728**	**$ 555,718**	**$ 998,929**	**$ 1,562,926**	**$ 2,275,082**
Net Profit/Sales %	3.70%	8.12%	12.17%	15.87%	19.25%

From the above analysis, it is projected that the business will havea total revenue of **$5,700,000**in the first year of business activities. Every business always aspires to increase its sales. With the marketing strategy

adopted, it is assumed that this will yield an increase in the subsequent years of business operations, thereby, causing the revenue for each year to increase too.

The volume of revenue influences the profit that will be made during the year, therefore revenue generated in the course of running the business results in an increase in profit made by the business after taking care of all expenses.

Chart: Profit and Loss



Grant Application

Row 362

Organization Name (if applicable)	Legacy Staffing Solutions
Physical Address	2209 N 20th St Omaha NE 68110
Mailing Address	
Website	www.legacystaffingcompany.com
Social Media Accounts	FB: Legacy Healthcare; IG: legacy_staffing_solutions
Name	Jessica Johnson
Title	Owner
Email Address	jjohnson@legacystaffingcompany.com
Phone	855-647-8233
Team	Yes
Organizational Chart	
Other Completed Projects and/or Accomplishments	
Proposal Title	Legacy Staffing Solutions
Total Budget ($)	$1,715,000.00
LB1024 Grant Funding Request ($)	$1,715,000.00
Proposal Type	Service/program
Brief Proposal Summary	Legacy Staffing Solutions will be able to create 105 jobs within an18-month period by creating positions both internally and filling outside contract positions with healthcare workers locally and throughout the state. I am confident that we have the foundation and experience to be a successful company. We just need the team and funding to be able to make that a reality. January 2023- March 2023. We plan on hiring for recruitment team and supporting staff. Once training is completed, we will begin filling our client positions immediately with healthcare travelers. See attachment to show our timeline and goal of placing 90 travelers within 18 months

Timeline	
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	Our company has the unique opportunity to provide employment for the community while providing resident care for the community at the same time providing a service for our growing elderly population and facilities that are generally short-staffed. We will have resources to promote advancement within the company and provide higher wages than most jobs.
Visioning Workshop Findings Alignment	We will be providing employment and investing in creating a business that will be in North Omaha for many years to come that will continue to provide stable income to families that live and work in North Omaha. Along with being an active partner with other area businesses to promote and build positive connections.
Priorities Alignment	Legacy Staffing Solutions aligns with several strategic priorities - An invested buy in to the community and their well being - Stable and meaningful employment - Wages that will be able to accomplish goals and success to families in North Omaha - Creating future employment and career interest for up-and-coming workforce
Economic Impact	Total of 105- 15 permanent positions & 90 contracted positions
	105
	90
Community Benefit	We have been at our location for over a year. I can say it is gratifying to see the connections we have established so far with our immediate residential neighbors and businesses. We look out for each other, communicate if we feel there is something that would benefit or hurt our wellbeing and network

	on a regular basis. My hope is that our business district will continue to foster that positive interaction and expand with other businesses in North Omaha to provide more unity for the community to benefit from. How does this proposal contribute to community sustainability (economic, built and natural environment, and quality of life)? The more jobs we can provide will have a ripple effect in the community starting with increased wages, more opportunities for advancement and physical and financial relief for the individuals that we work with and their families.
Best Practices/Innovation	We want to be known as a company that is dedicated to service with a purpose. We want to interact with intention and integrity. With the efficiency of a large corporation and the integrity of a small business. By doing this and being relevant to the healthcare industry this will set us apart from other agencies.
Outcome Measurement	On-going education and advancement are always encouraged when working with our company. Flexibility with scheduling if needed due to different family dynamics or continued education commitments are another benefit with LSS plus it allows our travelers to continue to earn high wages and balance prior obligations that are important to them.
	Sales Director and Accounting Department
Partnerships	Yes
	The whole goal of our business was to be intentional in all our choices. Our philosophy is to promote and support other local small minority owned businesses whenever we have the opportunity. Our Grand Opening- we spotlighted every day on social media our new “neighbors” along with what products/services they offered followed by giveaways Grand Opening: Ital Vital Living- Imani Murray Nature’s Soul- Donnai Holts Life Elixirs by Susan Scooters- 30th Street Location- Julian Young Hardy Coffee- Highlander- Autumn Pruitt Slightly Fit Apparel- Latasha LaFlore Knight Business Meet & Greet: Omaha Association of Black Firefighters- Jason Gentry Super Dads Catering- Cam Lollar 402 Sweetspot- Cheesecake Desserts- James Berry Business Partnerships: Metro Credit Union– Fontenelle Branch- Jemar Berry Company Logo Design- Jerrod Easter- JME Designs Lawncare Services- Jason Wick (who lives on the same street as our business) Ashley Kuhn- Business Mentor- Blair-Freeman Owner
	Hope Center- Pastor King –LLS Sponsored Refreshments and Donation for 55+ Senior Event during Omaha Days 2021 Step Up Program-Hope Center POC- Erline Charles and Teniya Lowe-for Summer Interns Empowered Girls, Inc- Tiffani Holmes –Coordinate Monthly Community Events at our office to give back to the community and clean up our property on a regular basis Culxr House- Marcey Yates B&B Boxing- Alindra Person, Red Spikes, Steven Nelson OPS Career Center- TAC Building Jeremy Nielsen- Career Fair Clarkson College- Career Center- Kay Nooden- Monthly Career Fair
Displacement	No

Displacement explanation	
Physical Location	Our office has been in operation for over a year. We wanted a location that could grow with us as we grew. We didn't make this decision lightly. We wanted a spot that reflected in the values and culture that we were creating as a company. A location where we could have a positive impact not only through employment, taking pride in caring for residents in the community along with partnerships in the community that our business put roots down at and make a difference to families we employ but future generations. This spot was extremely appealing in achieving our vision and building that legacy. We have great business neighbors (Hope Center) along with amazing residential neighbors. We are beyond pleased with the choice to start our business in North Omaha.
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	
Property Zoning	Yes
Is the project connected to utilities?	
	No
	No
Design, Estimating, and Bidding	
General Contractor	
Request Rationale	
Grant Funds Usage	Ongoing Growth and Development of a startup Staffing Agency
Proposal Financial Sustainability	Yes
Funding Sources	
Scalability	yes

	If necessary- we will plan on scaling back 30% of the proposed request in each department that welf necessary- we will plan on scaling back 30% of the proposed request in each department that we are asking funding in.
Financial Commitment	Our commitment is to maximize the funds received to meet the goal of 105 new jobs in North Omaha in the next 18 months. This will be achieved through competitive billable invoices and stable jobs. All revenue will go back into the business to ensure an on-going and growth in operations.
ARPA Compliance Acknowledgment	☑
ARPA Reporting and Monitoring Process Acknowledgme	☑
LB1024 Funding Sources Acknowledgment	☑
Public Information	☑
File Uploads	Data table of uses (breakdown of how the requested funds will be used for your proposal) Organizational Chart Pro Forma Proposal Budget/Sources and Uses Request Rationale Documentation

COMMERCIAL LEASE AGREEMENT

This Lease is made this 1st day of February, 2022 by and between Array Group, LLC (hereinafter "Landlord") and Legacy Staffing Solutions (hereinafter "Tenant"). In consideration for the mutual promises and covenants contained herein, and for other good and valuable consideration, the parties hereby agree as follows:

1. The Landlord leases to the Tenant, and the Tenant rents from the Landlord the following described premises: 2209 N 20th St Omaha, NE 68110 which includes 2,142 rentable square feet located within the 3,315 rentable square feet of the building.

2. The term of the Lease shall be for 12 months commencing February 1, 2022 and ending February 1, 2023.

3. The Tenant shall pay to Landlord as rent $25,704.00 per year in equal monthly installments of $2142.00 per month starting February 1, 2022.

4. This Lease is subject to all present or future mortgages affecting the premises.

5. Tenant shall use and occupy the premises only as a Modified Gross Lease (Tenant Rental Status) subject at all times to the approval of the Landlord.

6. The Tenant shall not make any alterations, additions or improvements to the premises without the prior written consent of the Landlord.

7. The Landlord, at his own expense, shall furnish the following utilities or amenities for the benefit of the Tenant: None

8. The Tenant, at his own expense, shall furnish the following: all equipment, signage and items needed for tenant operation

9. The Tenant shall purchase at his own expense public liability insurance in the amount of $1,000,000.00 as well as fire and hazard insurance in the amount of $ 1,000,000.00 for the premises and shall provide satisfactory evidence thereof to the Landlord and shall continue same in force and effect throughout the Lease term hereof.

10. The Tenant shall not permit or commit waste to the premises.

11. The Tenant shall comply with all rules, regulations, ordinances codes and laws of all governmental authorities having jurisdiction over the premises.

12. The Tenant shall not permit or engage in any activity that will affect an increase in the rate of insurance for the Building in which the premises are contained nor shall the Tenant permit or commit any nuisance thereon.

13. The Tenant shall not sublet or assign the premises nor allow any other person or business to use or occupy the premises without the prior written consent of the Landlord, which consent may not be unreasonably withheld.

14. At the end of the term of this Lease, the Tenant shall surrender and deliver up the premises in the same condition (subject to any additions, alterations or improvements, if any) as presently exists, reasonable wear and tear excluded.

15. Upon default in any term or condition of this Lease, the Landlord shall have the right to undertake any or all other remedies permitted by Law.

16. This Lease shall be binding upon, and inure to the benefit of, the parties, their heirs, successors, and assigns.

Signed this 1th day of February, 2022.

Johnsen
Tenant

Landlord

LEGACY
STAFFING SOLUTIONS

CONNECTED

Legacy Staffing Solutions is committed to being a company that is invested and connected to our employee's well-being. Both mentally and physically, while on assignment. By doing so, this will reflect in the quality care given to or clients. Along with striving to be active participants in the communities we serve through various forms of service.

COMPASSION

When you think of Legacy Staffing Solutions, we hope you are reminded of compassion, integrity and kindness.

Compassion and Healthcare go hand in hand. We go to great lengths to screen and train our staff to make sure they are a reflection of these standards.

COMMUNICATION

Effective communication is the key to any successful staffing relationship. We are available to help with any question, concern or staffing request that you might have during the process. Legacy Staffing Solutions is always looking for ways to make our process as efficient as possible for our valued clients.

COST COMPETITIVE

We understand that use of the outsourced staffing isn't always the first avenue of choice but a necessary tool from time to time. Our rates are competitive enough to ensure quality staff along with incentives for our clients for partnering with Legacy Staffing Solutions. You will have confidence that you selected the right company for your staffing needs.

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Omaha, NE 68110
855-647-8233
legacystaffingcompany.com

LEGACY
STAFFING SOLUTIONS

PARTNER PERKS

HERE ARE SOME PERKS FOR TRUSTING LEGACY STAFFING SOLUTIONS TO CARE FOR YOUR RESIDENTS AND CHOOSING OUR STAFF TO BE PART OF YOUR TEAM.

500 HOURS PER QUARTER

Clients that utilize our services for at least 500 billable hours per quarter will receive:
$250.00 credit the following quarter towards their staffing invoice.
All invoices must be in good standing to be able to apply this credit. The credit must be used the following quarter in which the credit was earned. No rollover credit will be allowed.

1000 HOURS PER QUARTER

Clients that utilize our services for at least 1000 billable hours a quarter will receive:
$500.00 credit the following quarter towards their staffing invoice.
All invoices must be in good standing to be able to apply this credit. The credit must be used the following quarter in which the credit was earned.

EXCLUSIVE PARTNERING

Clients who commit to exclusive sole use of Legacy Staffing Solutions for a specific staffing modality and/or all staffing services offered by Legacy Staffing Solutions. Once exclusive partner agreement is signed. Client will recieve:
$1000.00 one time credit that will be distributed in $500.00 increments over the first two quarters following the date of the signed agreement.
$500 annual contribution will be made at the end of the fiscal year to the charity, organization or community event of the Client's choice in the facility's name. All invoices must be in good standing and active services utilized during this time to be able to apply this contribution.

INVOICING DISCOUNTS

Legacy Staffing Solutions standard agreement is NET 30 DAYS.
To qualify for discounted invoicing. Account must be set up through ACH and payment received within 21 DAYS of invoice due date. Any invoice that meets this criteria will receive a 2% discount for that specific invoice for the first 12 months of service

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LEGACY
STAFFING SOLUTIONS

PER DIEM & CONTRACT SERVICES OFFERED:

CNA • CMA • LPN • RN • DIETITIAN
COMPANION • HOUSEKEEPING • JANITORIAL

PER DIEM & CONTRACT SERVICES STANDARDS:

- Streamlined Process
- Professional Reliable Staff
- Proactive Approach to Resolve your Staffing Needs
- Exceptional Customer Service and Communication

"Our Legacy is taking care of Yours"

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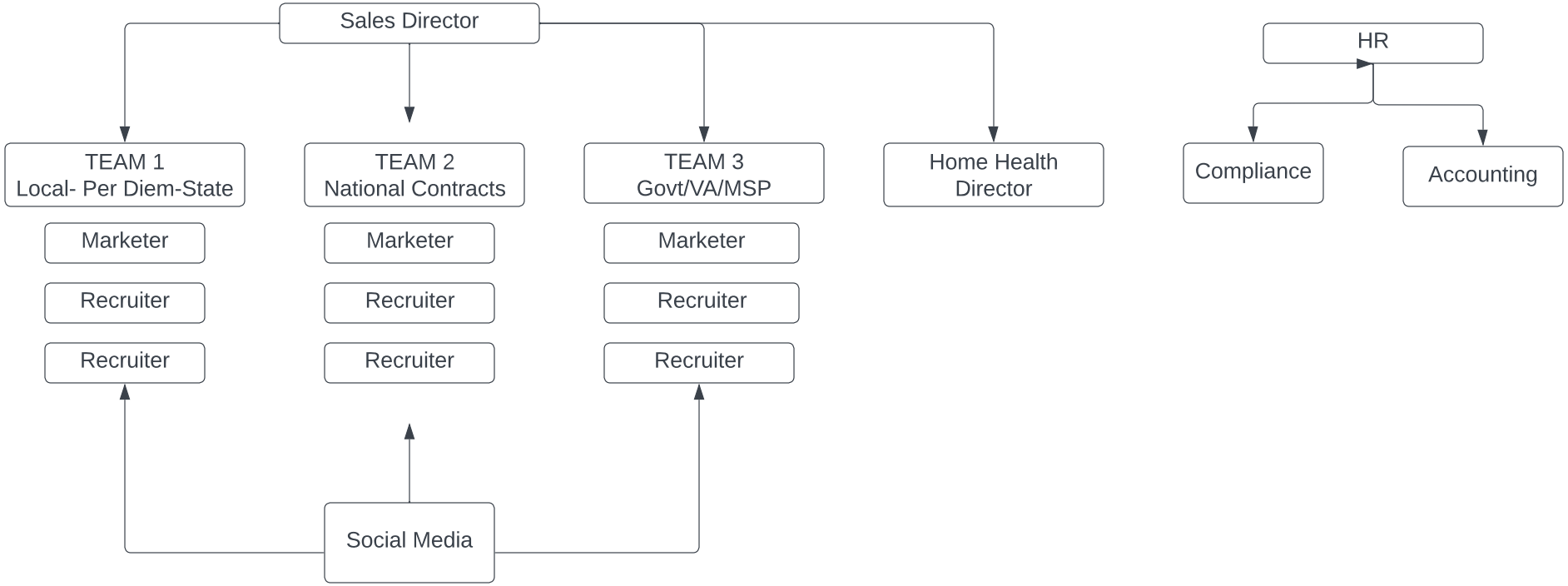
Sales Director
HR
TEAM 1
Local- Per Diem-State
TEAM 2
National Contracts
TEAM 3
Govt/VA/MSP
Home Health
Director
Compliance
Accounting
Marketer
Recruiter
Recruiter
Marketer
Recruiter
Recruiter
Marketer
Recruiter
Recruiter
Social Media

September 21, 2022

QLI
Tri-Dimensional Rehab
Brain and Spinal Cord Injury Specialists

To Whom It May Concern,

I am writing this letter to recommend the services of Legacy Staffing Solutions. QLI has been using Legacy Staffing Solutions for several months and they consistently go above and beyond our expectations. We have been so pleased with the work they have done on our main rehabilitation campus that we asked them to clean several of our off-site locations as well. Whether it is on a weekly basis or for a large janitorial project---they have consistently delivered a quality service. We have never contracted with a cleaning company before and were hesitant to do so but we now exclusively contract with Legacy. Their employees are professional, punctual, kind and thorough.

In addition, Legacy Staffing Solutions has competitive rates and a range of options that allows us to select only the services that I need when it comes to healthcare staffing or janitorial needs.

The Legacy team meets all assigned deadlines with quality service. Our Coordinator of Housekeeping has been so impressed with the service that he sent a complimentary note to me regarding how impressed he was with their services.

As a company, we are completely satisfied with our partnership with Legacy Staffing Solutions, so I confidently recommend them for all of your staffing needs.

Respectfully,

Alicia Elson

Alicia Elson
VP of Human Resources at QLI

Legacy Staffing Solutions

COMPANY BACKGROUND:

My name is Jessica Johnson. I am the owner of Legacy Staffing Solutions. We are a healthcare staffing agency that focuses on placement of CNAs, Med Aides, LPNs, RNs. Along with Dietary and Janitorial staff. Both on a local and national level for our clients.

I have worked in the Healthcare Staffing Industry for over 20 years. I started out as a recruiter, then transitioned into Account management. Through the years, I have been hired by various staffing agencies to start up their new departments or grow their existing divisions to the next level. This included being selected to represent the company at various round tables throughout the country, writing RFPs, client site visits and national trade shows to retain and acquire new business, which I did with much success. My most recent position prior to starting LSS. I was a client manager and ran 20 facilities and averaged 110 travelers on my desk on a weekly basis for 7 years.

I decided when my youngest graduated from High School. It was time to pursue my own agency. I have learned a lot from working for other staffing agencies and appreciate the skills and knowledge that I acquired to be capable of getting to this point. I also recognized that there were areas that greatly lacked that I would prioritize if I were in the position to own my business. That's how the vision of Legacy Staffing Solution began.

I was extremely intentional when choosing our office space. I really wanted to be in North Omaha. I have formed so many amazing friendships with individuals who have grown up in North Omaha. I have attended Sacred Heart church since 2014. I have volunteered in the summer with Culxr House for several events over the years, previously helped coordinate the drive through food pantry with NONA at the beginning of Covid and participated in various back to school events in the community. Along with regularly stocking the Heart Ministry on Thursdays and during the holidays. When I think of North Omaha. I see such a strong sense of community, family commitment, strong work ethic and a hidden gem within the city. It was a no brainer to select this space because it is everything we are striving to become as a company.

If given the funding- I will be able to create 105 jobs within an 18-month period. We would do this by being intentional and strategic in every decision we make.

HIRING

INTERNAL STAFF (15):

It starts with a culture and tools for our employees to succeed. The framework would be the foundation made up of solid leadership and support staff. We want people excited to walk through the door without dreading their job and having to give themselves a "pep talk" on why they need to be at work. We will have CRM that is specific to healthcare recruitment, technology and training to make recruiting efficient and relevant that allows the recruiter to build rapport with more candidates and screen those applicants for open positions. The recruiters will have strong support in compliance and marketing to reach their goals as a recruiter. I am a firm believer if you show appreciation and treat the employee with respect through communication, build a culture that has opportunity for growth and pay that employee's worth. You will see that person take pride in their position, going above and beyond and having a greater retention rate with that employer. This will be shown through increased production, which means more travelers out on assignment for our company creating increased revenue.

With that being said, we will focus on competitive salaries to help retain in-state talent. The goal is to keep young professionals interested in recruiting in Nebraska versus applying for a position out of state for the same type of position.

HEALTHCARE CANDIDATES:

What sets our company apart from other companies is attention to detail, opportunities and problem solving and making sure the job is a good fit for the client and the traveler. CNA and Med Aides are the majority of our candidates that we place.

Personally, I have a special place in my heart for these candidates. They are the hardest workers and don't get the credit they deserve. I can relate to being a person that has been an "underdog" at times and but someone gave me the opportunity. My family was able to benefit because someone invested and believed that I could be greater than my situation. We hope to be able to be that stepping stone too.

Generally, these types of healthcare workers are underpaid with limited resources. The majority are single parents or have additional obligations making a full-time position challenging. The flexible schedules and contracted 8-12 weeks with the option to extend sometimes is a better solution then a permanent position We come across a lot of candidates trying to provide for their family or working towards the next level in their healthcare career on a fixed income. We want to make sure they have the tools to succeed when choosing to work with Legacy Staffing Solutions. A lot of times until the candidate receives their first check is the highest risk for termination. The greatest obstacles seem to be the lack of transportation and/or upfront costs associated with the new job.

Legacy Staffing Solutions is proactive with our new travelers. Once, they have accepted their assignment and have turned in all their required compliance items. The candidate receives an "LSS Ambassador Gift"

that includes their employee handbook, gift card for gas, gift card for groceries and gift card to purchase scrubs which we use a company based out of North Omaha. This ensures staff coverage while building rapport and value. The candidates have been very appreciative of the gesture.

Another benefit is our wages are extremely competitive and will help generate more lucrative paying positions in the community.

Legacy Staffing Solutions Hourly Wages:

*Based off location/facility:

Janitorial: $13-16

Dietary: $13-16

CNA: $18-20

Med Aide: $20-22

LPN: $32-35

RN: $45+

CONTRACTS SIGNED:

Nebraska:

Metro Area:

18- Long Term Care Facilities

3 – Hospital Systems (Total of 14 facilities)

1- County Facility

Outside of the Metro Area

6- Long Term Care with 100-mile radius

3- Long Term Care greater than 100- mile radius

Out of State:

12- Contracts (IA, MN, MO, SD, CO, AZ, TX, RI)

*All of these facilities have current open staffing needs on a regular basis and would use our services if we had a qualified candidate available.

As a company we are not actively marketing new contracts until we get 50% of these needs filled first.

HEALTHCARE STAFFING

The healthcare staffing industry will continue to grow and need staffing in the next 5 years for various reasons:

- National Shortage prior to Covid-19 in healthcare
- Small town not able to fill position due to lack of applicants
- Medical or Maternity Leave creates an open position that needs coverage
- Covid-19 increased the need due to various reasons and increased protocol requirements
- The majority of the workforce is eligible for retirement in the near future. Creating more open positions. Approximately **1 million** nurses will retire or contemplate retirement in the next 5 to 10 years. According to the National Council of State Boards of Nursing, the average age of working U.S. nurses is 51 with about 50% over 50.
- Aging Population with increased need for healthcare workers creating more open positions

Jessica A Johnson
Experience

02/21-Present Legacy Staffing Solutions Omaha NE
Owner/CEO

01/14-01/21 Prime Time Healthcare Omaha, NE
Recruiter/Account Manager
Increased Client Contracts in numerous states that the company had no relationships prior to my employment.

2014-27 new contracts, 2015-18 new contracts, 2016-14 contracts
2017-22 new contracts 2018-16 new contracts 2019-19 new contracts (SD, MT, NE, KS, MO, WY.MT, NM, KY, IA, OR, ME, OH, NH, WA)

Recruit and place traveling CNA, LPN, RN staff nationwide
Field Customer Service calls on the travel and client side- to generate new business and build/maintain rapport with current clients
Obtain new client contracts
Negotiate and execute competitive contracts and rates for new client facility to generate new revenue for the company
Prescreen and submit travel candidates to client facility
Place 15-20 new travelers in client facilities on a weekly basis
Coordinate with different internal departments regarding client facilities
Aging and collection of outstanding client invoices for payment
Problem solve and delegate solutions to internal recruiting staff as needed to insure the most effective outcome for both parties
Internal Mentoring of new hires
Represent the company in a professional matter
Marketer of the Year: 2015, 2017
Top 3 Producer: Oct 2019
2019 Total Revenue Produced for my desk 2.94 Million

10/18-03/20 Top Flight Fitness Omaha, NE
Office Manager/Event Coordinator

- Increase gym membership thru advertisement and sponsorship.
- Coordinate weekly and monthly social events and gatherings for the gym through the community. Not limited to reserving the location, negotiating and collections of ticket sales. Promoting the event, decorating along with coordinate the entertainment, catering and staff.
- Coordinating partnerships with area businesses in the community to promote the gym

05/13-12/13 Medical Leave

01/07-09/09 Myriad Medical Elkhorn, NE
Allied Account Manager
Hired to start the Allied Travel Division for the company
Client Management/Recruitment
Head of Housing/Travel for all placement
Head of RFP/ Vendor Management Audits
JCAHO Liaison
Representative for all Site Visits and Round table events
Managed SCHA, VA Contracts and Chesapeake Registry
Laid off 09/09- Due to the recession
08/04-12/06 RSI Medical Group Omaha, NE
Recruiter/Client Manager
Recruiter/Account Manager

- Promoted to Client Manager Nov. 2004
- Employee of Month 2005: July, Nov, Dec
- Employ of Month 2006: Feb, March, August
- Top Producer: June 2005-October 2006
- Representative for SCHA
- Head of Cath Lab/EP Division
- Award for most travelers out at one point- Company Record 47

Education

1998-2003 University of Nebraska- Omaha Omaha, NE

Interests

Volunteer Programs

- American Cancer Society 2001-Present
- Patriot Elementary- Papillion Head of Service Projects 2008-2014
- Leukemia & Lymphoma Society- NE Chapter 2014-Present
- Mount Michael Booster Club 2013-2015
- Culxr House- Urban Awareness project & Gardening Committee 2019

• Jessijo1680@yahoo.com
2332 N 65th Street Omaha NE 68104
402-709-4057

LEGACY
STAFFING SOLUTIONS

CONNECTED

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	1/1/2023	2/23/2022	3/1/2023	4/1/2023	5/1/2023	6/1/2023	7/1/2023	8/1/2023	9/1/2023	10/1/2023	11/1/2023	12/1/2023	1/1/2024
Number of Travelers	0	0	0	5	15	25	40	55	60	65	65	58	65

2/1/2024	3/1/2024	4/1/2024	5/24/2024	6/24/2024
65	75	80	85	90

Grant Application

Row 363

Organization Name (if applicable)	Scholarship Fund
Physical Address	1611 Z St Omaha NE 68107
Mailing Address	
Website	
Social Media Accounts	
Name	Marty Martinez
Title	
Email Address	marty.martinez2@cox.net
Phone	
Team	
Organizational Chart	
Other Completed Projects and/or Accomplishments	
Proposal Title	
Total Budget ($)	$2,500,000.00
LB1024 Grant Funding Request ($)	$2,500,000.00
Proposal Type	Service/program
Brief Proposal Summary	
Timeline	
Percentage completed by July 2025	
Funding Goals	

Community Needs

"other" explanation

Proposal Description and Needs Alignment

Visioning Workshop Findings Alignment

Priorities Alignment

Economic Impact

Community Benefit

Best Practices/Innovation

Outcome Measurement

Partnerships

Displacement

Displacement explanation

Physical Location

Qualified Census Tract

Additional Location Documents

Property Zoning

Is the project connected to utilities?

Design, Estimating, and Bidding

General Contractor

Request Rationale

Grant Funds Usage

Proposal Financial Sustainability

Funding Sources

Scalability

Financial Commitment

ARPA Compliance Acknowledgment ☐

ARPA Reporting and Monitoring Process Acknowledgme ☐

LB1024 Funding Sources Acknowledgment ☐

Public Information ☐

File Uploads

Martinez

To: Michael Piernicky
Olsson

Please add to list of ideas. Thank you

LB 2410

My name is Marty Martinez. I am a life-long resident of South Omaha.

The COVID-19 pandemic has caused significant hardship. Many people have lost their jobs or places to live due to the pandemic. Although employment has begun to recover, there are many unfilled jobs due to the lack of trained personnel.

There are many under-trained individuals who do not have the resources to pursue an education who would relish the opportunity to escape poverty and provide a better life for themselves.

I believe one of the fastest economic impacts we can provide, is an educated workforce. I propose we utilizing 2.5 million dollars of the Economic Recovery (LB 1024) money providing resources and scholarships to students living in South or North Omaha who are seeking training in the following areas:

1. Construction trades: welders, electricians, plumbers, carpenters, HVAC, engineers
2. Diesel Technology: diesel mechanics and CDL-A truck drivers
3. Criminal Justice: law enforcement and correction officers
4. Fire Science: firefighters, EMT's, paramedicine
5. Healthcare: nurses, CNA's respiratory therapists,
6. Teacher education: early childhood education and teachers
7. Human Services: mental health therapists,
8. Entrepreneurship and small business development
9. Information technology and cyber-security

Metropolitan Community College has a campus located in North and South Omaha which offers degree programs in the areas listed above. Most degree programs at Metropolitan Community College are two-year programs. The cost per year for a full-time student including books is $5,000.00 per year.

My proposal would be to offer 250 scholarships with each scholarship worth $10,000. Each scholarship would cover the costs of tuition and books for two years. The scholarships would be available to low-income students pursuing a degree in the areas of need listed.

I believe educating our work-force would be one of the fastest ways to enhance our workforce and close the income gap between the wealthy and the poor. I also believe these students will serve as role models for others living in their neighborhoods.

The first class would begin in September of 2024 with the first graduating class in May of 2026.

Marty Martinez

1611 Z Street

Omaha, NE 68107

Marty.martinez2@cox.net

Grant Application

Row 364

Organization Name (if applicable)	Mentoring Plus
Physical Address	
Mailing Address	
Website	
Social Media Accounts	
Name	Elton Edmond
Title	Executive Director
Email Address	mentorplus2009@gmail.com
Phone	
Team	
Organizational Chart	
Other Completed Projects and/or Accomplishments	
Proposal Title	
Total Budget ($)	
LB1024 Grant Funding Request ($)	
Proposal Type	
Brief Proposal Summary	
Timeline	
Percentage completed by July 2025	
Funding Goals	

Community Needs

"other" explanation

Proposal Description and Needs Alignment

Visioning Workshop Findings Alignment

Priorities Alignment

Economic Impact

Community Benefit

Best Practices/Innovation

Outcome Measurement

Partnerships

Displacement

Displacement explanation

Physical Location

Qualified Census Tract

Additional Location Documents

Property Zoning

Is the project connected to utilities?

Design, Estimating, and Bidding

General Contractor

Request Rationale

Grant Funds Usage

Proposal Financial Sustainability

Funding Sources

Scalability

Financial Commitment

ARPA Compliance Acknowledgment ☐

ARPA Reporting and Monitoring Process Acknowledgme ☐

LB1024 Funding Sources Acknowledgment ☐

Public Information ☐

File Uploads

Mentoring Plus Program Proposal

Proposal submitted by: Mentoring Plus
Proposal prepared by: Elton Edmond, Executive Director
Office Location: Lincoln, Nebraska

Within the city of Omaha, Mentoring Plus will unleash talented students ready to participate in the workforce. Like no other, these students will bring immediate social and emotional capital to themselves by improving their confidence and pride in the new skills learned.

Mentoring Plus, a registered and approved non-profit 501-C3 agency works with youth from underserved communities to help them to gain skills and get good jobs in the community. Mentoring Plus aims to "Change lives one good kid at a time". Completed in North Omaha by providing targeted mentoring to youth focused on job shadowing engineering and construction type skills. After attending school, students will participate in this invaluable afterschool-mentoring program helping them to acquire skills to help them become future engineers, construction employees, electricians and the like. Mentoring Plus, in partnership with an already approved Engineering firm, will provide one of a kind, hands on mentoring and job shadowing to help youth become more job ready for the workforce. After school, students will arrive to the off-site Mentoring location located on 16th and Locust St. Mentoring Plus, in partnership with a local construction firms and an engineering firm, will provide job shadowing and mentoring for youth. This targeted mentoring will be provided on a weekly basis for high school students.

Like no other time, Mentoring Plus students will immediately be able to increase the financial vitality of local industries and businesses.

Due to Covid-19 temporary and permanent closures, work incomes for students were impacted drastically. Since businesses were closed, students were not able to work part time hours. In addition to the lost incomes, students lost opportunities for the acquisition of new skills that would have been gained from being employed in the workforce. These losses of skills and income have both short-term and long-term negative affects on the students and the economic vitality of the community.

Through this program, Mentoring Plus will help improve the financial help of the students, the students' family, the community, and the city as a whole. This mentoring program will help students acquire new skills. These new skills will enable the students to work higher paying jobs resulting in increased incomes.

New jobs for the community will occur as the workforce becomes more skillful as a result of these students becoming mentored within the workforce, earnings and profits will be improved for local businesses, causing a demand in the need for additional jobs for the community of Omaha. Specific increases in jobs will occur with those higher paying jobs within the manufacturing or engineering field. Mentoring Plus is in partnership with an engineering firm that will help students to learn skills for higher paying jobs including but not including engineering, electrical, and entry construction like skills.

Overall, the community of North Omaha and the City of Omaha will receive the benefits of having jobs filled by youth in possession of work readiness skills allowing them to earn great wages. These youth, residing in and around North Omaha, will have the immediate impact of more financial resources for their families. Secondly, North Omaha's economic vitality will improve since, in the future, these students will gain employment in stable careers and fields enabling them to provide a firm financial foundation for generations to come. Lastly, the city will benefit from having jobs filled, enabling them to focus on expanding company growth and economic vitality.

Board of directors : Ed Breckenridge Drew Edmond
Executive Director: Elton Edmond

Overall Program Budget: :$281,351.25

Program Budget Detail:

What:	Resources needed:	Frequency	Rate:	Monthly:	Yearly:
Mentoring Plus will provide mentoring services to students enabling them to 1. Make a splash into the workforce because of technical and skills gained through observed experiences in the work force. 2. By increasing high school completion. 3. By increasing enrollment into college and universities. 4. By graduating from colleges and universities with skills ready for the workforce. 5. This will result in skills for their current families and generations to come.					
Program: Mentoring Plus will	Program staff to complete	2x weekly	$450	$1,800	$21,600

1. Encourage and recruit students to participate in the mentoring programs. Encouragement will occur by hosting Encouragement/Recruitment sessions at a. Area High Schools and middle schools b. Area churches c. Area barbershops and beauticians d. Local community centers	Flyers and brochures Travel to and from Recruitment booth material		$100 20 miles X.54 $50.00	$200 $43.20 $100.00	$2,400 $518.40 $1,200
2. Host enrollment and informational sessions a. Complete paperwork and registration b. Sign participation contracts c. Establish program dates and times d. Establish transportation and travel arrangements e. Program goals.	Program staff to complete Registration forms Site for registration:	1x monthly	$225.00 $50 20 miles X.54 $50.00	$225.00 $50 $43.20 $50.00	$2,700 $600.00 $518.40 $600.00
3. Provide transportation to and from local schools for students.	Reimbursement for student travel Transportation Vehicle Lease	5x weekly	$25 20 miles X.54 ….	$216 $216 $375.00	$2,592 $2,592 $4,500

4. Meet at the Mentoring Plus training site located at 2827 N. 16 St.	Lease agreement:	Monthly	$1,000	$1,000	$12,000
5. Provide snacks, refreshments, other. and goal overview for the day.	Purchase of snacks Travel to and from	5x weekly	$125.00	$500.00	$6,000
6. Attend the on and off site Job shadowing activities provided by a. Onsite Program Monitoring b.Onsite mentorship by Engineering firms c. Curriculum	On-site monitoring	5x weekly	$1,125.00 $750 20 miles X.54 $50.00	$4,500.00 $3,000 $216 $1,000	$54,000 $36,000 $2,592 $12,000
7. Coordinate/arrange transportation for students back to established sites.	Vehicle lease: Reimbursement for student travel	5x weekly	$25 20 miles X.54	$100.00 $216	$1,200 $2,592
8. Complete monitoring forms and the registration	Program Fees	1x Monthly	$25	$25.00	$300.00
9. Assist students with high school graduation activities	On-site monitoring	1x Monthly	$225 20 miles X.54	$900.00 $216	$10,800 $2,592
10. Assist students with college enrollment activities	On-site monitoring	1x Monthly	$225 20 miles X.54	$900.00 $216	$10,800 $2,592

11. Help students to graduate	On-site monitoring	1x Monthly	$225 20 miles X.54	$900.00 $216	$10,800 $2,592
					Total:$206,681 Admin Fees: $51,670.25 Grand Total:$281,351.25

Grant Application

Row 365

Organization Name (if applicable)	Empowering Collective
Physical Address	5775 Sorensen Pkwy Omaha NE 68152
Mailing Address	PO Box 34646 Omaha NE 68134
Website	
Social Media Accounts	
Name	Elictia Hart
Title	Coordinator
Email Address	ehart@enwc.net
Phone	402-216-5111
Team	
	We have a steering committee composed of experts in the areas in this proposal, who are volunteering to provide structure through by-laws and articles of incorporation followed by hiring an executive director. This staff will have the responsibility of hiring programming staff to cover community outreach, program development, and staff support sufficient to meet proposed goals. Elictia Hart, MCM, Coordinator Channing Bunch, MBA, expertise: higher education, business management Deborah Dancer, MPA, expertise: community collaboration consultant Jeni Langfeldt, Ed.D, expertise: educational leadership, P-12 & higher education Kalen Phillips, expertise: wellness Abigail Tsimba-Chitva, NP, expertise: health
Organizational Chart	
Other Completed Projects and/or Accomplishments	This proposal supports our organizational goals through services that provide community impact, community building, and safer living environments through supportive relationships. Our steering committee has worked on numerous community projects including tutoring, adopt-a-school, and partnerships with OPS' mobile technology bus, emergent Covid grocery/toiletry handouts, police and fire department morale building, and community back-to-school events. Additionally, our committee has assisted the city with Gun Amnesty programs, cites for Covid testing, hosting Douglas/Sarpy county chaplain meetings, foster parent teaching/recruitment seminars assisting the city with placing fostering kids. Other beneficial collaborations included, hosting Taste of North Omaha which supports small business, Operation and Another Option-

	supporting inmates in Nebraska and Iowa, and providing support to area shelters and transitional homes.
Proposal Title	SOAR (Strengths, Opportunities, Access, Results) Center
Total Budget ($)	$60,000,000.00
LB1024 Grant Funding Request ($)	$20,000,000.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	This proposal addresses assistance for small businesses, job training, employee resources, business development, and housing needs for persons disproportionately underrepresented economically because of structural practices such as racial segregation and historical practices such as redlining. Our desire is to increase the number of affluent North Omaha citizens. We will accomplish this through community collaboration and construction of our SOAR Center, adjacent to our Senior Housing project (separately leveraged). We aspire to be an educational, health and wellness, and entrepreneurial resource to our North Omaha community. Our education component seeks to provide connections and resources for P-12 institutions, space for parent engagement and educator professional development opportunities, as well as a setting where students can receive tutoring. The health and wellness portion of our facility will provide resources for individuals to maintain or improve their physical fitness. Additionally, we will collaborate with local healthcare providers to offer periodic health and wellness checks. We will host back-to-school drives offering practical and concrete needs, such as backpacks and haircuts to students. We will provide employment resources and job training programs for community members. We will connect individuals with job opportunities and help them gain the skills and resources they need to be successful. We will also be a place where small business owners can connect with resources and opportunities, as well as tap into our knowledge base to expand their ventures. We believe that by providing such resources we can empower our community and set North Omaha on a trajectory for long-term, generational change. SOAR Center is currently in the design planning and financing phase. We plan to break ground in early 2023 and be open in February 2024. We are committed to being a space for the community and by the community. Our steering committee currently consists of individuals who represent key stakeholders in the education, health and wellness, entrepreneurship, and small business arenas. Our future Board will help us to make sure that we are responsive to community needs and wants. We know that as we grow, our Board will expand to include individuals from a wider swath of the community.
Timeline	Dates Capital Project Programs 8/1/2022 - 11/15/2022 Plan Completion 11/1/2022 - 12/31/2022 City and State Plan Review 10/1/2022 - 1/15/2023 Secure Financing 1/15/2023 - 1/15/2024 Construction of Building ● Health and Wellness Facility ● Recording Studio ● STEAM Spaces Empowering Collective ● By-laws drafted ● 5019c)3 filing ● Hire Executive Director (or equivalent) Establish Partnerships Promote Programs 2/1/2024 Buildings Open Ribbon Cutting Ceremony 8/15/2024 Senior Housing Buildings Open **bold dates are milestones

Percentage completed by July 2025	
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	This proposal is providing financial literacy education, asset building skills, community and recreational space through the SOAR Center and will reside next to a senior housing development. We plan to evaluate our processes and impact for scalability and long-term sustainability.This proposal is providing financial literacy education, asset building skills, community and recreational space through the SOAR Center and will reside next to a senior housing development. We plan to evaluate our processes and impact for scalability and long-term sustainability. Higher Education and Vocational Prep We seek to provide higher education and vocational prep programs for individuals in our community. This may include potential tuition assistance/scholarships, financial aid counseling, and academic advising. These services will help individuals to access and succeed in higher education and vocational programs. Coding Programs We seek to partner with local organizations to provide high-quality coding instruction to young people in our community as this will help them develop important skills that will benefit them throughout their lives. Employment Resources We will provide employment resources to community members. This will include resume writing assistance, job search assistance (i.e job fairs), and career counseling. These services will help individuals find and obtain gainful employment. Job Training We will also provide job training programs for individuals. This may include skills training, certification assistance, and job placement assistance. These services will help individuals to find and obtain gainful employment. Local EPP Partnerships We seek to partner with local Educator Preparation Programs (EPPs) to place teacher trainees in our STEAM center. This will provide us with an ongoing source of enthusiastic and motivated teachers and will help us to build strong relationships with the schools where they will teach. In addition, we believe that this partnership will provide valuable feedback on the effectiveness of our center, and will help us to continually improve its impact. Recording Studio A recording studio is an important asset for any community, providing a space for local business owners, entrepreneurs, and musicians to develop their skills and produce high-quality recordings. Podcasts and videos are great ways for entrepreneurs to reach a wider audience, share their stories, and connect with potential customers. Our recording studio will help entrepreneurs produce high-quality podcasts

	and professional-looking videos that will engage their audience and help them grow their businesses. Additionally, a well-equipped studio can help new and unsigned artists to produce professional-sounding recordings, giving them a better chance at success. Unsigned artists often lack the funds necessary to purchase expensive recording equipment or to rent time in a professional studio. As a result, many talented individuals are unable to pursue their musical dreams. Health and Wellness We will provide community access to health and wellness. Our gymnasium will be a hub for walking groups, and workout classes. We will also provide support for keeping health and wellness at the forefront of one's path by seeking collaboration that offer free periodical basic health and wellness checks. Additionally, we will have a back to school drive offering practical and concrete needs, such as backpacks and haircuts. Entrepreneurship Support Our desire is to increase the number of affluent North Omaha citizens. This happens from teaching entrepreneurship and financial markets education and empowerment. One way to support entrepreneurs is by providing access to modeling and mentorship. This will come from experienced business people, successful entrepreneurs, or specialized service providers. By providing modeling and mentorship, we can help entrepreneurs to avoid common mistakes, learn about new opportunities, and gain valuable insigh
Visioning Workshop Findings Alignment	Addressing financial instability and reaching for measurable wealth are principal desires amplified during the visioning workshops and this project is designed specifically to have measurable impact. Our vision aligns with the findings in the Visioning Workshop Summary because our plan will help increase the number of affluent North Omaha citizens. This happens from teaching entrepreneurship and financial markets education and empowerment. We teach thought process first… then changing habits…then changing your outcome to positively impact your legacy and community. In other communities it is very normal for your neighbors to own successful companies, so children grow up thinking they ought to achieve the same. In other words, it’s not a stretch goal for them to see themselves owning a business and reaching financial dignity. The way we have perpetual, transformational and generational change is to have hundreds of people who see dozens of successful Black business owners. We are creating a pipeline that will continue to grow as it will become the “norm” to see successful Black families achieve wealth and financial independence. These dozens will in turn become hundreds of Black business owners who teach thousands of community members…so on and so forth. There’s been a concerted effort to partner with black and brown entrepreneurs and professionals who will walk participants through the steps of starting, growing and scaling their companies. These dedicated stakeholders will give one on one coaching on our campus.
Priorities Alignment	This proposal addresses assistance for small businesses, job training, employee resources, business development, and housing needs for persons disproportionately underrepresented economically because of structural practices such as racial segregation and historical practices such as redlining. The housing component of this proposal is the senior living housing, which is separately funded and adjacent to the SOAR (Strengths, Opportunities, Access and Results) Center. SOAR is an educational center dedicated to wellness, wealth-building, and access to resources for the community. Through our

	education component, we plan to provide connection and resources for P-12 institutions and space for parent engagement opportunities. We envision a setting where students can get tutoring in core academic areas as well as instruction in coding or other courses that may help them succeed at higher levels of learning. In addition, we can also be a space where educators can come together to collaborate as they seek to teach and lead in our local classrooms.The educational component includes connection to schools and community, offering meeting space for parent engagement, tutoring with partnering schools, financial literacy, financial education, asset development, business principles, wealth navigation, and entrepreneurial coaching. Our health and wellness facility includes a gymnasium with community access, a walking group to support a sense of community and safety, and overall personal agency. We will provide workout classes that support individual aspirations and goals. Keeping health and wellness at the forefront of one's path assists in promoting emotional longevity, confidence, and security. We will seek collaboration for free periodical basic health and wellness checks. Additionally, we know in census tract 73.12, which is adjacent to qualifying census tracts, we will have a back to school drive offering practical and concrete needs, such as backpacks and haircuts. Our vision aligns with the findings in the Visioning Workshop Summary because our plan will help increase the number of affluent North Omaha citizens. This happens from teaching entrepreneurship and financial markets education and empowerment. We teach thought process first… then changing habits…then changing your outcome to positively impact your legacy and community.
Economic Impact	SOAR would provide four full-time Director positions and several other support positions. In addition to this, there are shared positions where some employees will work for both Senior Housing and SOAR. Although the Senior Housing is funded by another source, the community reach will be felt as there will be 40 full time employees.
	110
	52000-110000
	The plan is to align with other community organizations and local businesses to help create additional jobs for the area to support the increased traffic and businesses. Create an entrepreneurs dissemination plan that works directly with existing businesses and other emerging entrepreneurs which will increase opportunities.
Community Benefit	This proposal will indirectly decrease toxic stress in the community by addressing some ongoing stressors and triggers that can contribute to toxic stress such as ongoing financial instability, underemployment, lack of safe and adequate housing, and oppression. It also addresses increased self-efficacy, personal agency, higher levels of hope and optimism, increased financial stability, more effective coping skills, and less severe and less direct impact or exposure and a strong belief system that helps a person cope through financial literacy. In other communities it is very normal for your neighbors to own successful companies, so children grow up thinking they ought to achieve the same. In other words, it’s not

	a stretch goal for them to see themselves owning a business and reaching financial dignity. The way we have perpetual, transformational and generational change is to have hundreds of people who see dozens of successful black business owners. We are creating a pipeline that will continue to grow as it will become the “norm” to see successful Black families achieve wealth and financial independence. These dozens will in turn become hundreds of black business owners who teach thousands of community members…so on and so forth. There’s been a concerted effort to partner with black and brown entrepreneurs and professionals who will walk participants through the steps of starting, growing and scaling their companies. These dedicated stakeholders will give one on one coaching on our campus.
	This project will create an environmental system through modeling, mentorship, and technical assistance that can create a platform for hands-on and supportive learning. to apply the newly learned principles to a pathway from poverty to prosperity. Leveraged income from the Senior Housing property will allow us to continue to provide supports and services at the SOAR Center for years to come.
Best Practices/Innovation	Construction - Design for Senior Housing project is based on PACE (Programs of All-Inclusive Care for the Elderly) requirements and incorporates energy efficient building materials. Behavioral Economics - This model includes the best practice of setting goals and planning for the future to provide participants with direction, purpose and meaning, as well as optimism that their circumstances can improve, which is a part of the science of hope. The main educational focus is asset and wealth building for families residing in and adjacent to the qualified census tracts. Cultural Competence - This project is modeling wealth-building from experts in the field who are representative of minoritized populations. Within the model, there will be coaching, mentoring, skill-building, microenterprise support and technical assistance.
Outcome Measurement	Improved education goals Create job opportunities Create new, higher-paying jobs Improving soft-skills Improve physical activity Boost emotional longevity, confidence and security We plan to have an evaluative component as a part of this project to measure process and performance.
	Not at this time.
Partnerships	Yes
	Sankofa - entrepreneurship skills Creighton University - Creighton Law, and Creighton Business School - provide business education and access to legal services holistically Purposeful Wealth - provide financial literacy education Prospective referral and outreach sources include collective impact organizations who serve underserved populations in the sectors of housing, education, health, wellness, and faith-based organizations.
	No MOU’s have been written, yet. However, we have informal verbal agreements.

Displacement	
Displacement explanation	
Physical Location	The property has not been assigned an address yet, but is directly across (east) from the Walmart located at 6304 N. 99th St. The property is 25 acres of former farmland. It has apartments on the back side (east) of the property, storage units and businesses on the north side of the property. It is directly across the street from a Walmart and businesses to the west.
Qualified Census Tract	Adjacent to one or more QCTs
Additional Location Documents	This project is located in census tract 73.12, which is in the 73.20, which is a qualifying census tract. The property is in zip code 68134, which is adjacent to 68104, which has multiple QCTs.
Property Zoning	Yes
Is the project connected to utilities?	
	Yes
	No
Design, Estimating, and Bidding	No
	Yes
	prices were determined based on pre-bid pricing and estimation based on prior projects
General Contractor	Yes
Request Rationale	The requested amount is based on the estimated costs of: ● Low voltage ● Furniture, Fixtures, Equipment ● Architectural Fees ● Developmental Fees ● Financing Fees ● Infrastructure ● Design Fees ● Marketing Fees ● City and Permit Fees ● Program costs (salaries, insurance, utilities, internet/wifi, janitorial services, etc.
Grant Funds Usage	Our vision aligns with the findings in the Visioning Workshop Summary because our plan will help increase the number of affluent North Omaha citizens. This happens from teaching entrepreneurship and financial markets education and empowerment. We teach thought process first…then changing habits…then changing your outcome to positively impact your legacy and community.

Proposal Financial Sustainability	Yes
	Following the notification of the initial investment, we will implement a finance committee of our Board to oversee financial work, our Executive Director will hire a financial controller, and we will have an independent audit.
Funding Sources	We are utilizing PACE funding for the project.
	no
Scalability	This is mapped out as the first phase of the project to be expanded in the future. Design documents show phase 1 as well as a lightened out version of future expansion (phase 2). Site plan shows a brown box where the first phase (SOAR and the Senior Housing) will be built.
	We are committed to $38m of the $58m cost of the entire project which includes the Senior Housing.
Financial Commitment	
ARPA Compliance Acknowledgment	☐
ARPA Reporting and Monitoring Process Acknowledgme	☐
LB1024 Funding Sources Acknowledgment	☐
Public Information	☐
File Uploads	

OMAHA SENIOR LIVING

ABBREVIATIONS

AC	AIR CONDITIONER	FSH	FACE OF SHEATHING	PSF	POUNDS PER SQUARE FOOT
ACOUST	ACOUSTIC/ ACOUSTICAL	FT	FOOT/ FEET	PSI	POUNDS PER SQUARE INCH
ACP	ACOUSTIC CELING PANEL	FTG	FOOTING	PT	PAINT/ POINT
ACT	ACOUSTIC CEILING TILE	FURN	FURNISHFURR FURRING	PTD	PAPER TOWEL DISPENSER
ADH	ADHESIVE	F.V.	FIELD VERIFIED	PTN	PARTITION
AFF	ABOVE FINISH FLOOR	G	GAS	PREFAB	PREFABRICATED
AGGR	AGGREGATE	GA	GAUGE	PREFIN	PREFINISHED
ALT	ALTERNATE	GAL	GALLON	PROP	PROPERTY
ALUM	ALUMINUM	GALV	GALVANIZED	PUR	PURLINS
AP	ACCESS PANEL	GAR	GARAGE	QR	QUARTER/QUARTER- ROUND
ARCH	ARCHITECTURAL	GB	GRAB BAR	QT	QUARRY TILE
ASPH	ASPHALT	GC	GENERAL CONTRACTOR	QTY	QUANTITY
AVE	AVENUE	GCT	GYPSUM CONC. TOPPING	R	RISER
BD/BDS	BOARD/BOARDS	GEN	GENERAL	R&S	ROD & SHELF
BFE	BOTTOM OF FOOTING	GI	GALVANIZED IRON	RAD	RADIATION/RADIUS
BITUM	BITUMINOUS	GL	GLASS/ GLAZING	RB	RESILIENT BASE
BKT	BRACKET	GOVT	GOVERNMENT	RC	RESILIENT CHANNEL
BLDG	BUILDING	GPBD	GYPSUM WALLBOARD	RCT	RUBBER COMPOSITION TILE
BLK	BLOCK	GPM	GALLON PER MINUTE	RD	ROAD/
BLKG	BLOCKING	GR	GRADE		ROUND/
BLVD	BOULEVARD	GRTG	GRATING	RECP	ROOF DRAIN
BM	BEAM/ BENCH MARK	GS	GREASE SHIELD	REC	RECEPTACLE
BOT	BOTTOM	GYP	GYPSUM	REF	RECESSED
BR	BEDROOM	HB	HOSE BIB	REFRIG	REFERENCE
BRG	BEARING	HC	HOLLOW CORE	REG	REFRIGERATOR
BRK	BRICK	HD	HEAD	REINF	REGULAR/REGISTER
BSMT	BASEMENT	HDRL	HANDRAIL	REQD	REINFORCE/REINFORCING
BTWN	BETWEEN	HDW	HARDWARE	RESIL	REQUIRED
CAB	CABINET	HM	HOLLOW METAL	RET	RESILIENT
CB	CATCH BASIN	HORIZ	HORIZONTAL	RH	RETURN
CEM	CEMENT	HR	HOUR		ROBE HOOK/ RIGHT HAND
CFB	CEMENT FIBER BOARD	HT	HEIGHT	RFG	ROOFING
CG	CORNER GUARD	HWH	HOT WATER HEATER	RM	ROOM
CIP	CAST IRON PIPE	HWY	HIGHWAY	RO	ROUGH OPENING
CJ	CONTROL JOINT	ID	IDENTIFICATION/ INSIDE DIAMETER	RS	REDUCER STRIP
CL	CENTER LINE			RTU	ROOFTOP UNIT
CLG	CEILING	IN	INCH	RWD	REDWOOD
CLKG	CAULKING	INCL	INCLUDE	RWL	RAIN WATER LEADER
CLO	CLOSET	INC	INCORPORATE	S	SOUTH
CMU	CONC. MASONRY UNIT	INFO	INFORMATION	SAN	SANITARY
CNTR	COUNTER	INSUL	INSULATE/ INSULATION	SB	SPLASH BLOCK
CO	COMPANY			SC	SOLID CORE
COL	COLUMN	INT	INTERIOR	SCHED	SCHEDULE
COMB	COMBINATION	INV	INVERT	SD	SOAP DISH
COMP	COMPOSITION	JAN	JANITOR	S DISP	SOAP DISPENSER
CONC	CONCRETE	JCT	JUNCTION	SEC	SECOND
CONST	CONSTRUCTION	JT	JOINT	SECT	SECTION
CONT	CONTINUOUS	JST	JOIST	SH	SHELF/
CONTR	CONTRACTOR	KD	KNOCK DOWN		SHINGLES
CORP	CORPORATION	KIT/K	KITCHEN	SHR	SHOWER
CORR	CORRIDOR	L	LINEN	SHT	SHEET
CPT	CARPET	LAB	LABORATORY	SHTG	SHEATHING
CR	CURTAIN ROD	LAD	LADDER	SID	SIDING
CSK	COUNTERSINK	LAM	LAMINATE	SIM	SIMILAR
CT	CERAMIC TILE	LAT	LATITUDE	SLID	SLIDING
CU	CONDENSING UNIT	LAV	LAVATORY	SM	SMOOTH (FINISH)
CU FT	CUBIC FOOT	LB	POUND	SND	SANITARY NAPKIN DISPENSER
CU IN	CUBIC INCH	LBS	POUNDS	SNR	SANITARY NAPKIN RECEPTACLE
CU YD	CUBIC YARD	LBR	LUMBER	SPEC	SPECIFICATION
D	DRYER	LD	LOAD	SQ	SQUARE
DBL	DOUBLE	LDG	LOADING	SS	SERVICE SINK
DEPT	DEPARTMENT	LG	LENGTH	SSA	SINGLE STRENGTH A
DET	DETAIL	LH	LEFT HAND	S STL	STAINLESS STEEL
DF	DRINKING FOUNTAIN	LIB	LIBRARY	ST	STREET
DIA	DIAMETER	LIN	LINOLEUM	STD	STANDARD
DIAG	DIAGONAL	LNDY	LAUNDRY	STL	STEEL
DIM	DIMENSION	LOA	LENGTH OVERALL	STOR	STORAGE
DIV	DIVISION	LONG	LONGITUDE	STR	STRINGER
DN	DOWN	LR	LIVING ROOM	STXT	SPRAY TEXTURE
DPRF	DAMPPROOF	LT	LIGHT	SUB FL	SUBFLOOR
DR	DINING ROOM/DOOR	MACH	MACHINE	SUSP	SUSPENDED
DS	DOWNSPOUT	MAS	MASONRY	SV	SHEET VINYL
DT	DRAPERY TRACK	MATL	MATERIAL	S4S	SURFACED FOUR SIDES
DW	DISHWASHER	MAX	MAXIMUM	T	TREAD/ TILE
DWG	DRAWING	MC	MEDICINE CABINET		
DWR	DRAWER	MECH	MECHANICAL	T&G	TONGUE & GROOVE
E	EAST	MEMB	MEMBRANE	TB	TOWEL BAR
EA	EACH	MEMO	MEMORANDUM	TC	TOP OF CURB
EIFS	EXTERIOR INSULSULATION FINISH SYSTEM	MEZZ	MEZZANINE	TECH	TECHNICAL
		MFG	MANUFACTURED	TEL	TELEPHONE
EL	ELEVATION	MFR	MANUFACTURER	TEMP	TEMPERED
ELEC	ELECTRIC/ ELECTRICAL	MH	MANHOLE	TERR	TERRAZZO
		MIN	MINIMUM	TEX	TEXTURE
ELEV	ELEVATOR	MIR	MIRROR	TFE	TOP OF FOOTING ELEV
ENGR	ENGINEER	MISC	MISCELLANEOUS	THRESH	THRESHOLD
ENT	ENTRANCE	MLDG	MOULDING	THRU	THROUGH
EQ	EQUAL	MO	MASONRY OPENING	TK BD	TACKBOARD
EQUIP	EQUIPMENT	MOD	MODULAR	T.O	TOP OF
EST	ESTIMATE	MTL	METAL	TPH	TOILET PAPER HOLDER
EW	EACH WAY	MTD	MOUNTED	TRANS	TRANSOM
EWC	ELECTRIC WATER COOLER	MULL	MULLION	TV	TELEVISION
EX	EXISTING	N	NORTH	TW	TOP OF WALL
EXC	EXCAVATE	NIC	NOT IN CONTRACT	TYP	TYPICAL
EXH	EXHAUST	NO/#	NUMBER	UL	UNDERWRITER'S LAB, INC
EXP JT	EXPANSION JOINT	NOM	NOMINAL	UNO	UNLESS NOTED OTHERWISE
EXT	EXTERIOR	NTS	NOT TO SCALE	VAN	VANITY
F TO F	FACE TO FACE	OA	OVERALL	VB	VAPOR BARRIER/
FAB	FABRICATE	OC	ON CENTER		VINYL BASE
FD	FLOOR DRAIN	OD	OVERFLOW DRAIN	VEN	VENEER
FDN	FOUNDATION	OFF	OFFICE	VENT	VENTILATOR
FEP	FINISHED END PANEL	OPNG	OPENING	VERT	VERTICAL
FE	FE	OPP	OPPOSITE	VEST	VESTIBULE
FF	FINISH FACE	ORIG	ORIGINAL	VIN	VINYL
FH	FIRE HOSE	OSB	ORIENTED STRAND BOARD	VWC	VINYL WALL COVERING
FIG	FIGURE	OZ	OUNCE	VCP	VITRIFIED CLAY PIPE
FIN	FINISH/ FINISHED	P&G	PITCH & GRAVEL	VCT	VINYL COMP TILE
		PASS	PASSENGER	W	WEST/WASHER
FIX	FIXTURE	PCF	POUNDS PER CUBIC FOOT	W/	WITH
FL	FLOOR	PED	PEDESTRIAN TRAFFIC COATING	W/O	WITHOUT
FLASH	FLASHING	PER	PERIMETER	WC	WATER CLOSET
FLUOR	FLUORESCENT	PERF	PERFORATE	WD	WOOD
FM	FACE OF MASONRY	PERP	PERPENDICULAR	WDW	WINDOW
FOW	FACE OF WALL	PIL	PILASTER	WI	WROUGHT IRON
FPRF	FIREPROOF	P LAM	PLASTIC LAMINATE	WIC	WALK IN CLOSET
FR	FRAME	PL	PLATE	WP	WATERPROOF
FRT	FREIGHT	PLAS	PLASTER	WR	WATER RESISTANt
FS	FACE OF STUD	PLMB	PLUMBING	WS	WEATHERSTRIP
		PLYWD	PLYWOOD	WSCT	WAINSCOTING
		PNEU	PNEUMATIC	WT	WEIGHT
		POL	POLISHED	WWF	WELDED WIRE FABRIC
		PORC	PORCELAIN	YD	YARD

HATCH KEY

- EARTH
- GRANULAR FILL
- GYPSUM BOARD
- SAND
- CONCRETE
- CONCRETE MASONRY UNIT
- BRICK/ MANUFACTURED STONE
- RIGID INSULATION OR FOAM/POURED IN PLACE INSUL
- STEEL
- ROUGH WOOD
- WOOD BLOCKING OR SHIM
- PLYWOOD
- BATT INSULATION (INSUL-10)
- WOOD
- STUD WALL
- QUARRY OR CERAMIC TILE

(These patterns are scaled for 1-1/2" = 1'-0" details)

SYMBOLS KEY

- EXTERIOR ELEVATION (A / D AXXX B / C)
- DETAIL (X / AXXX)
- SECTION (X / AXXX)
- INTERIOR ELEVATION (A / DAXXXB / C)
- ADDENDUM, CHANGE ORDER, PROPOSAL REQUEST, ARCHITECTS SUPPLEMENTAL INSTRUCTIONS (1)
- INTERIOR/EXTERIOR WALL TYPE, FLOOR-CEILING TYPE (X)
- ROOM NAME / NUMBER (Room name 100 SF)
- UNIT NUMBER / NAME DETAIL NUMBER (101 / Name / x | 4xxx)
- DOOR NUMBER (1i)
- ELEVATION / WORK POINT
- NORTH ARROW
- HDCP SYMBOL
- BREAK LINE
- DETAIL CALLOUT (X / AXXX)
- CASEWORK TAG (W2430)
- PARKING TAG (1i)
- WINDOW TAG (1t)

General Notes to Bidders:

Per AIA A201 CORRELATION AND INTENT OF THE CONTRACT DOCUMENTS

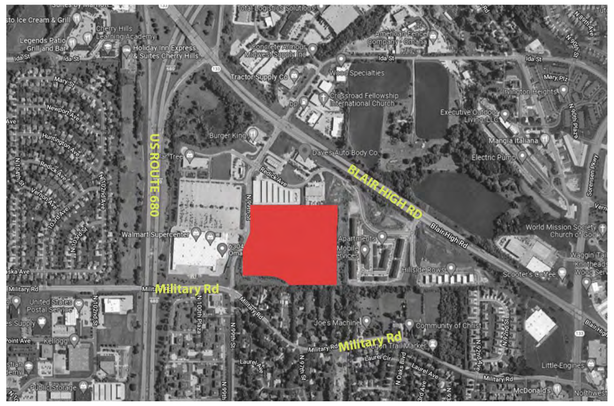
§ 1.2.1 The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the Work by the Contractor. The Contract Documents are **complementary**, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

§ 1.2.2 Organization of the Specifications into divisions, sections and articles, and arrangement of Drawings shall not control the Contractor in dividing the Work among Subcontractors or in establishing the extent of Work to be performed by any trade.

Per Supplementary instructions Specification Section 00 81 00

A. 1.2.4 - Precedence: In the event of inconsistencies among the documents, Architect will interpret them in accordance with the requirements specified herein and the overall intent of achieving a **finished,** code complying product throughout the buildings.

B. 1.2.5 - Where standard specifications, such as Fed. Spec, ANSI, ASTM, or other standards are referred to herein, if no date or edition is indicated, the latest or most recent edition at date of issue including all supplements, shall apply to this project.



Site Location

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A002	Code Review NFPA	05/16/22	
A003	Code Plan Garage Level	05/16/22	
A004	Code Plan Level 1	05/16/22	
A005	Code Plan Level 2	05/16/22	
A006	Code Plan Level 3	05/16/22	
A007	Code Plan Level 4	05/16/22	
A008	Code Details	05/23/22	
A009	Construction Assemblies	05/23/22	
A100	Site Plan	05/23/22	
A101	Site Details	05/23/22	
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GROSS AREA - TOTAL

Level	Area
Garage Level	**440 ft²**
Level 1	**58,369 ft²**
Level 2	**40,688 ft²**
Level 3	**40,500 ft²**
Level 4	**20,268 ft²**
Unit Plan Base	**16,215 ft²**
Grand total	**176,480 ft²**

PARKING

Level	Type	Count
Garage Level	**IL GARAGE**	**57**
Level 1	**CHURCH**	**262**
Level 1	**SENIOR SITE**	**124**
		443

UNIT MIX - GROSS AREA

Name	Count	Unit Gross Area Main Floor
Level 1		
Unit IL 1-1	2	739 ft²
Unit IL 1-2	1	663 ft²
Unit IL 1-2 Type A	1	662 ft²
Unit IL 1D-1	3	
Unit IL 1D-2	1	960 ft²
Unit IL 2-1	4	
Unit IL 2-2	2	1,077 ft²
Unit IL 2D-2	1	1,067 ft²
Unit MC 0-0	15	419 ft²
Unit MC 0-1	6	461 ft²
Unit MC 1-0	2	580 ft²
	38	
Level 2		
Unit AL 1-0	8	628 ft²
Unit AL 1-1	6	672 ft²
Unit AL 1-2	2	882 ft²
Unit AL 1-3	1	705 ft²
Unit AL 1-4	1	840 ft²
Unit AL 2-0	2	1,199 ft²
Unit IL 1-1	3	739 ft²
Unit IL 1-2	1	663 ft²
Unit IL 1-2 Type A	1	662 ft²
Unit IL 1D-1	3	
Unit IL 1D-2	1	960 ft²
Unit IL 2-1	4	
Unit IL 2-2	2	
Unit IL 2-3	1	1,339 ft²
Unit IL 2D-2	2	1,067 ft²
	38	

UNIT MIX - GROSS AREA

Name	Count	Unit Gross Area Main Floor
Level 3		
Unit AL 1-0	8	628 ft²
Unit AL 1-1	6	672 ft²
Unit AL 1-2	2	
Unit AL 1-3	1	705 ft²
Unit AL 1-4	1	840 ft²
Unit AL 2-0	2	1,199 ft²
Unit IL 0-1	1	438 ft²
Unit IL 1-1	3	739 ft²
Unit IL 1-2	1	663 ft²
Unit IL 1-2 Type A	1	662 ft²
Unit IL 1D-1	3	
Unit IL 1D-2	1	960 ft²
Unit IL 2-1	4	
Unit IL 2-2	2	
Unit IL 2-3	1	1,339 ft²
Unit IL 2D-2	2	1,067 ft²
	39	
Level 4		
Unit IL 0-1	1	438 ft²
Unit IL 1-1	3	739 ft²
Unit IL 1-2	1	663 ft²
Unit IL 1-2 Type A	1	662 ft²
Unit IL 1D-1	3	
Unit IL 1D-2	1	960 ft²
Unit IL 2-1	4	
Unit IL 2-2	2	
Unit IL 2-3	1	1,339 ft²
Unit IL 2D-2	2	1,067 ft²
	19	
Grand total	134	

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Omaha, NE 68141
816-872-4190

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General Contractor:
CBS Construction Services, Inc.
11124 Zealand Ave. N.,
Champlin, MN 55316
Tel: 763-569-4020

Project: OMAHA SENIOR LIVING

Owner: EAGLE'S NEST

Project Number 22003

Date 05-09-2022

NOT FOR CONSTRUCTION

Date

Revision

Rev. No.

Cover Sheet

1" = 1'-0"

A000

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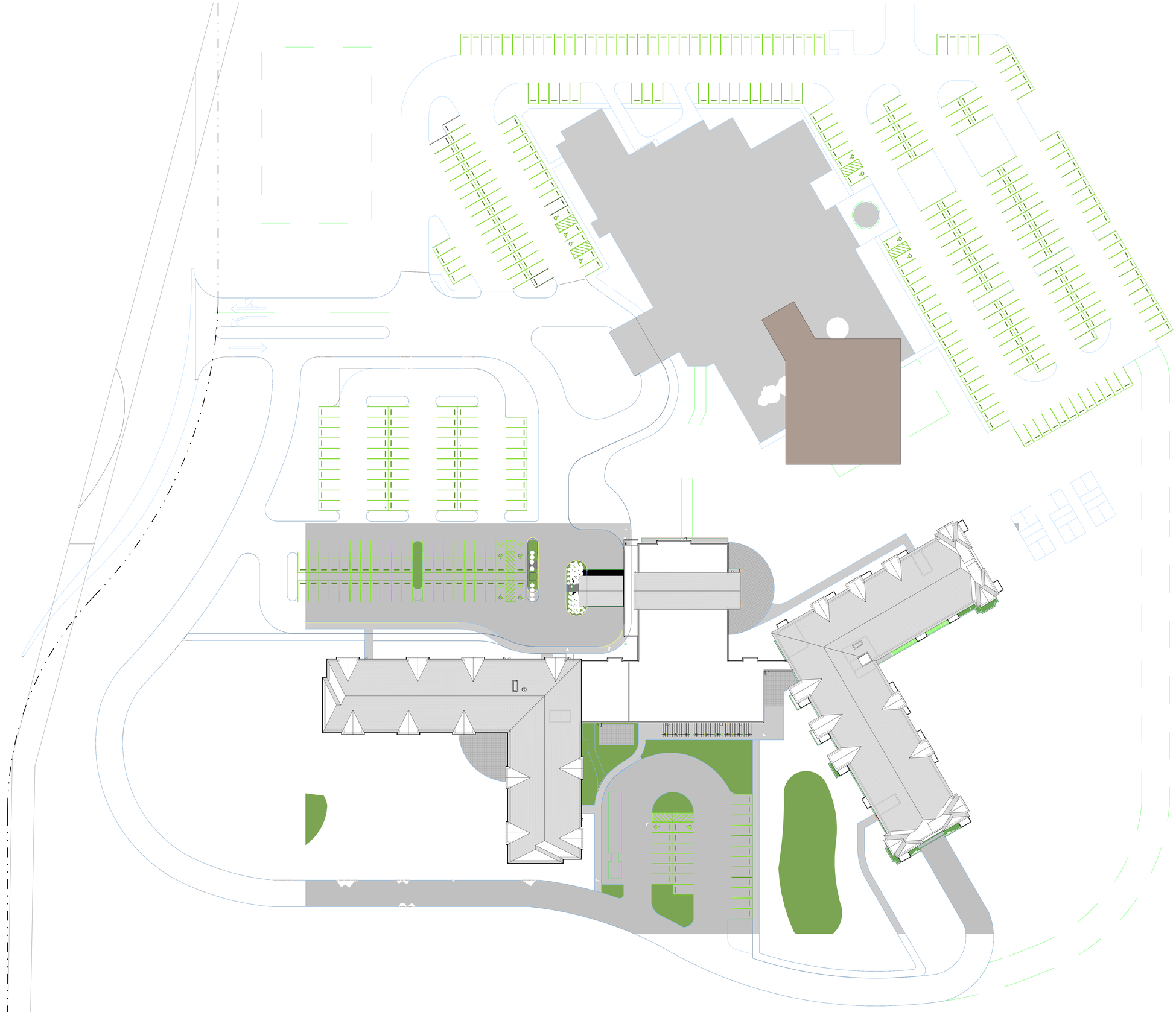

1 Site Plan
1/32" = 1'-0"

N

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Tel: 763-569-4020

Project:
OMAHA SENIOR LIVING

Owner:
EAGLE'S NEST

Project Number	22003
Date	05-09-2022

NOT FOR CONSTRUCTION

Date

Revision

Rev. No.

Site Plan

1/32" = 1'-0"

A100

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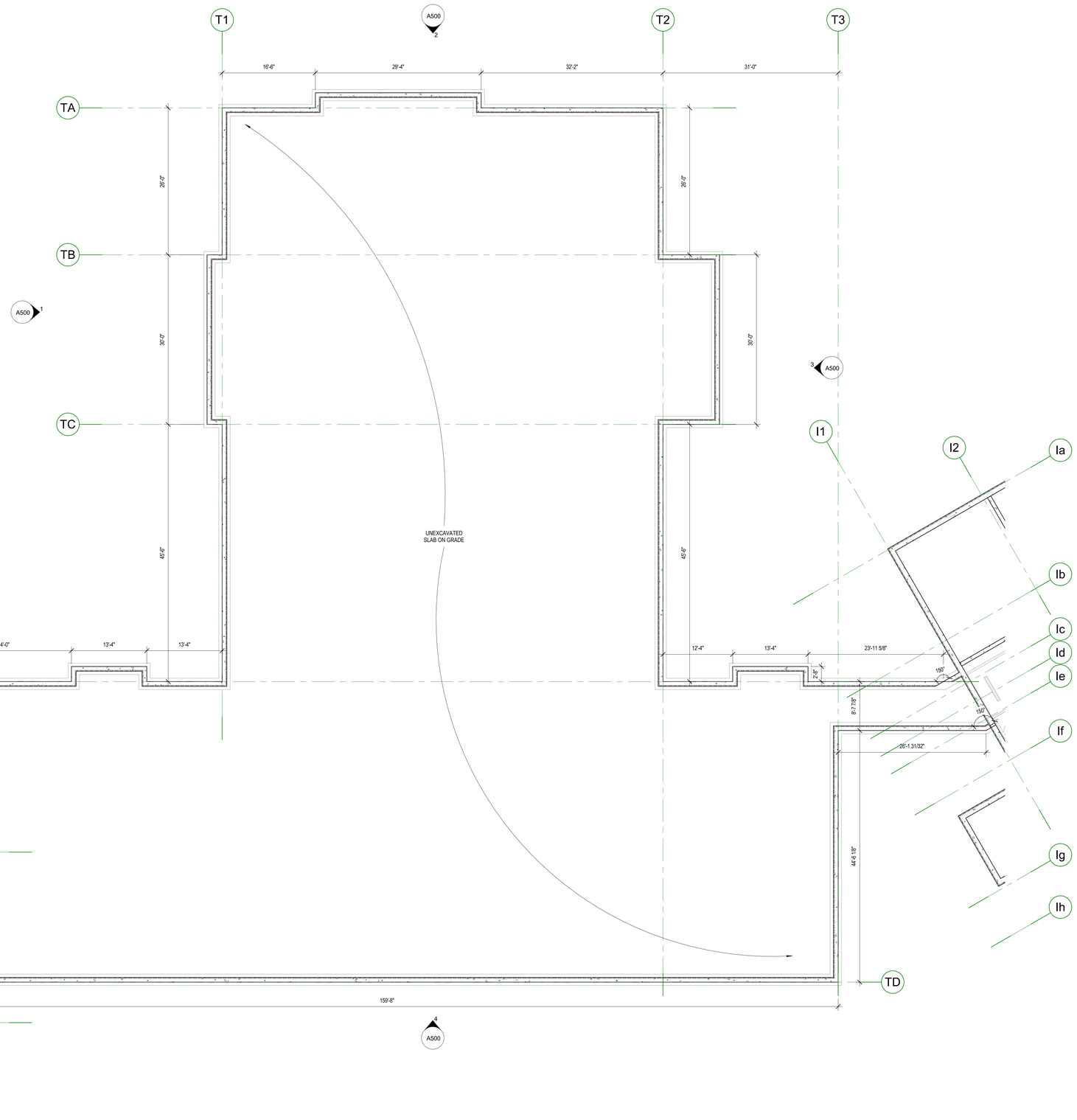

1 Foundation - Town Center
1/8" = 1'-0"

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Project:
OMAHA SENIOR LIVING

Owner:
EAGLE'S NEST

Project Number 22003

Date 05-09-2022

NOT FOR CONSTRUCTION

Date

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Rev. No.

Town Center - Foundation

1/8" = 1'-0"

A301

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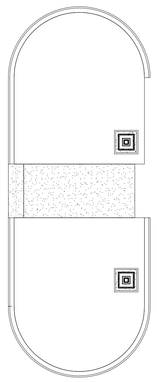

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Project: OMAHA SENIOR LIVING

Owner: EAGLE'S NEST

Project Number 22003

Date 05-09-2022

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Date

Revision

Rev. No.

Town Center
Level 1

1/8" = 1'-0"

A302

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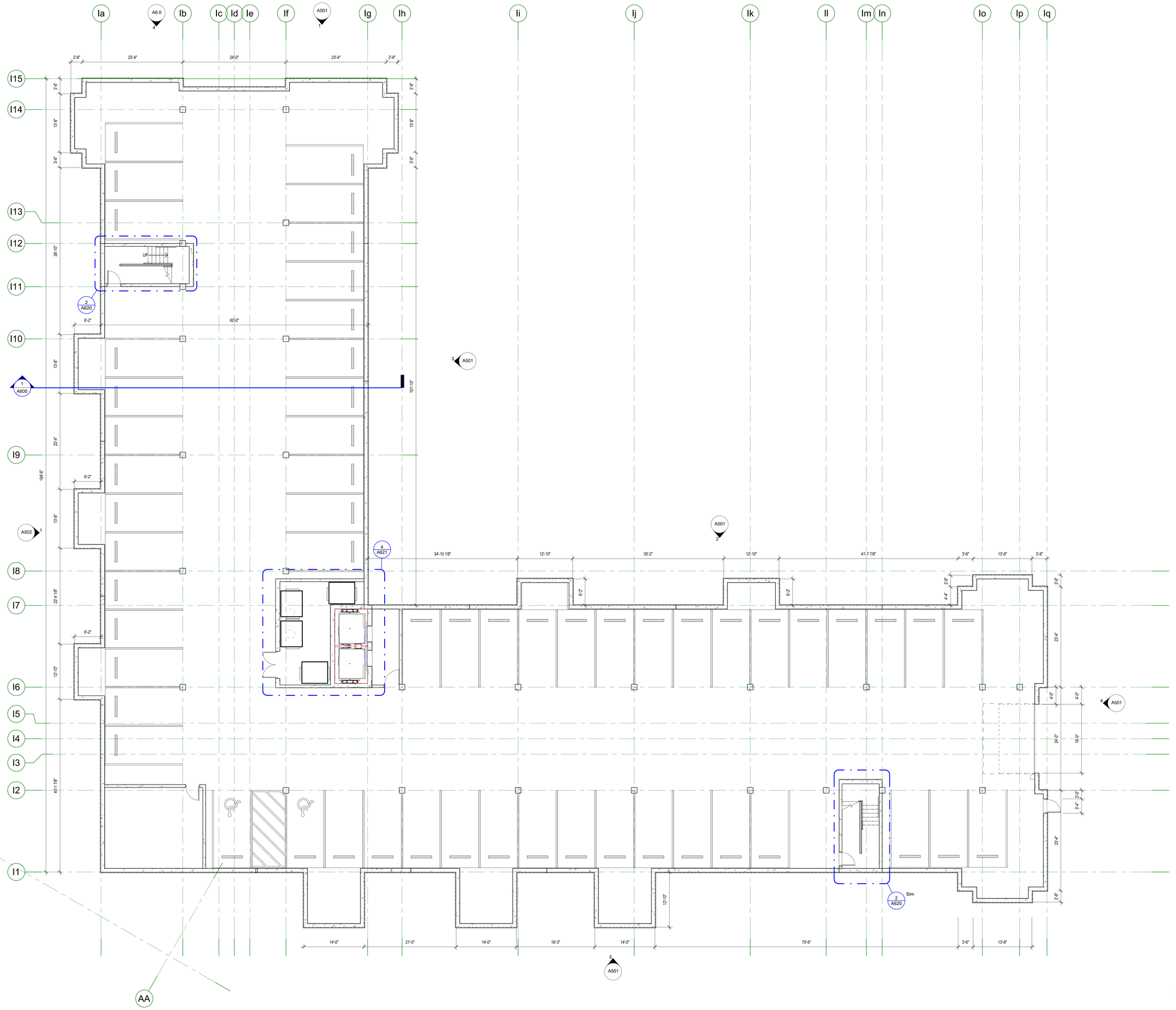

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Project:
OMAHA SENIOR LIVING

Owner:
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Project Number 22003

Date 05-09-2022

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Rev. No.

IL Garage Level

As indicated

A310

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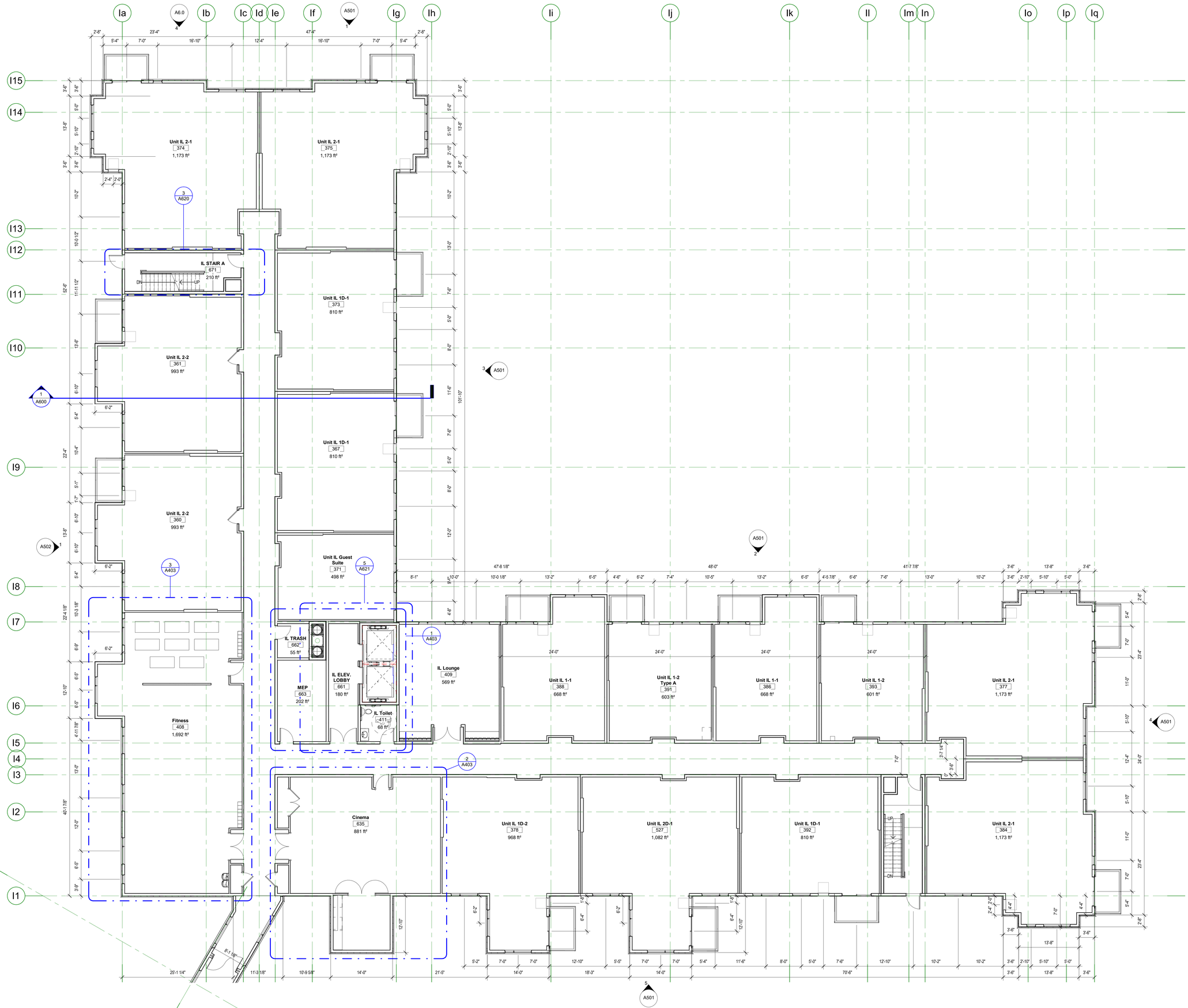

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Project:
OMAHA SENIOR LIVING

Owner:
EAGLE'S NEST

Project Number	22003
Date	05-09-2022

NOT FOR CONSTRUCTION

Date
Revision
Rev. No.

IL Level 1

As indicated

A311

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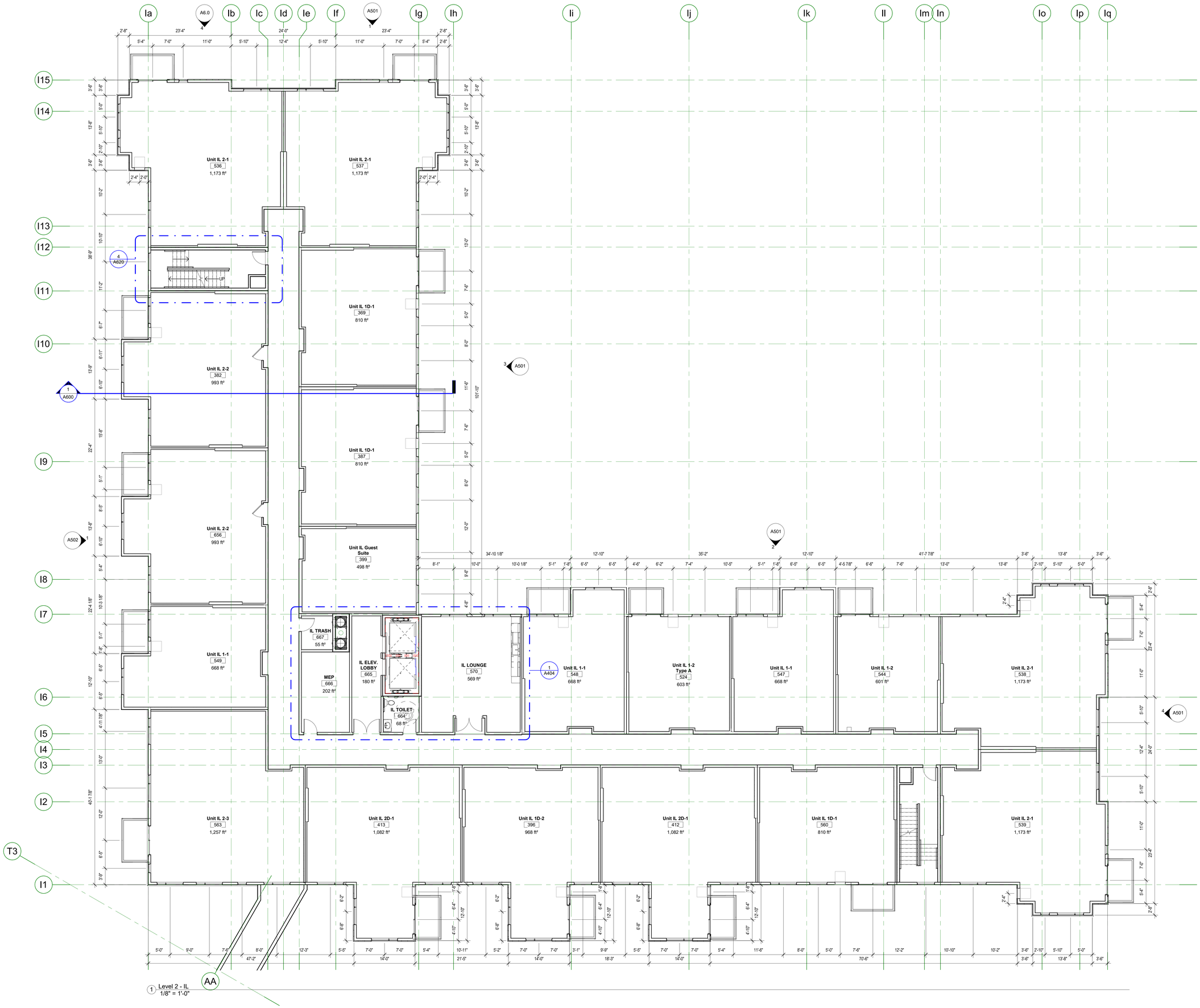

1 Level 2 - IL
1/8" = 1'-0"

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Project:
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Owner:
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Project Number 22003

Date 05-09-2022

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Date

Revision

Rev. No.

IL Level 2

As indicated

A312

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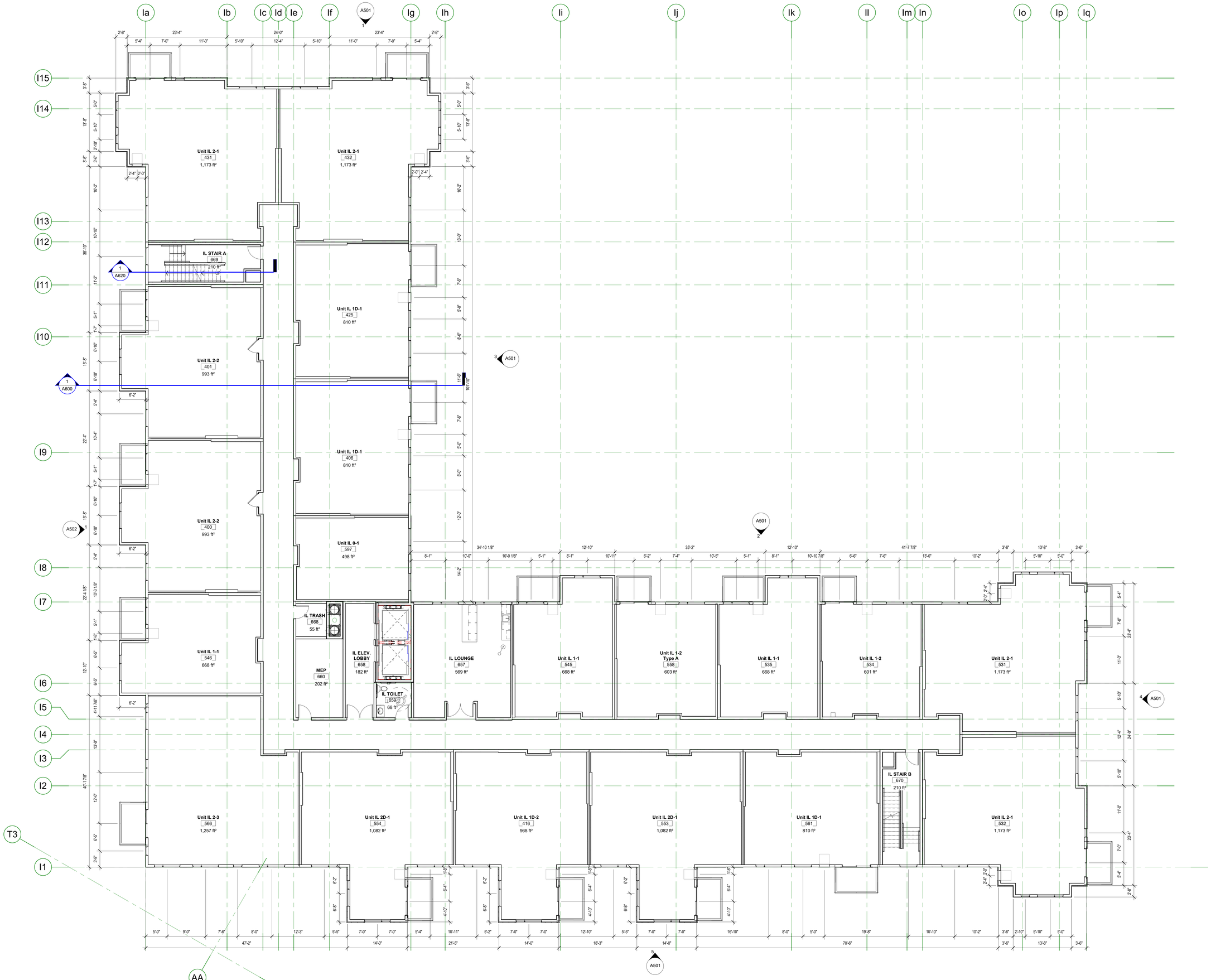

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Project:
OMAHA SENIOR LIVING

Owner:
EAGLE'S NEST

Project Number	22003
Date	05-09-2022

NOT FOR CONSTRUCTION

Date
Revision
Rev. No.

IL Level 3

As indicated

A313

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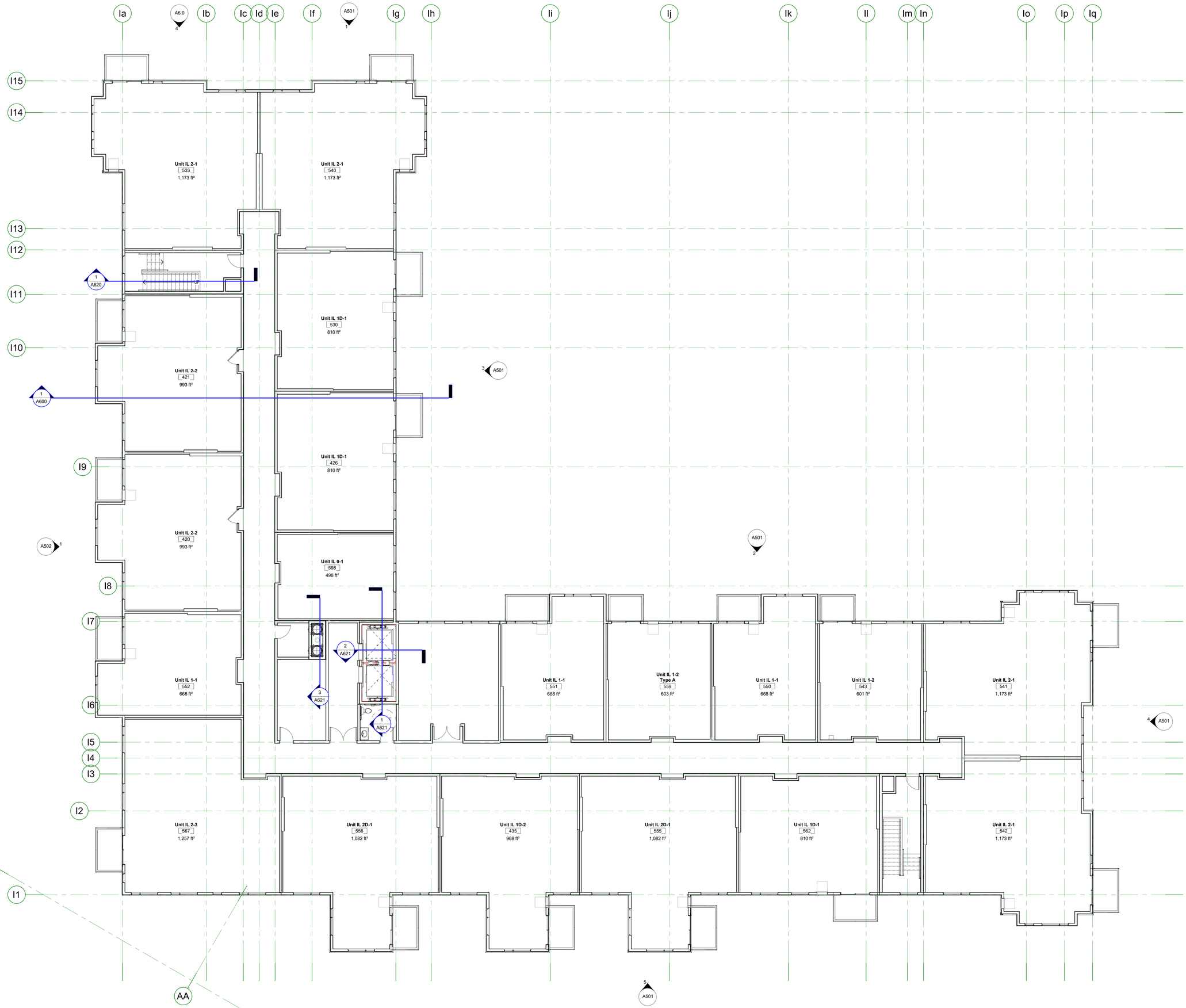

1 Level 4 - IL
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CBS Construction Services, Inc.
11124 Zealand Ave. N.,
Champlin, MN 55316
Tel: 763-569-4020

Project:
OMAHA SENIOR LIVING

Owner:
EAGLE'S NEST

Project Number 22003

Date 05-09-2022

NOT FOR CONSTRUCTION

Date

Revision

Rev. No.

IL Level 4

As indicated

A314

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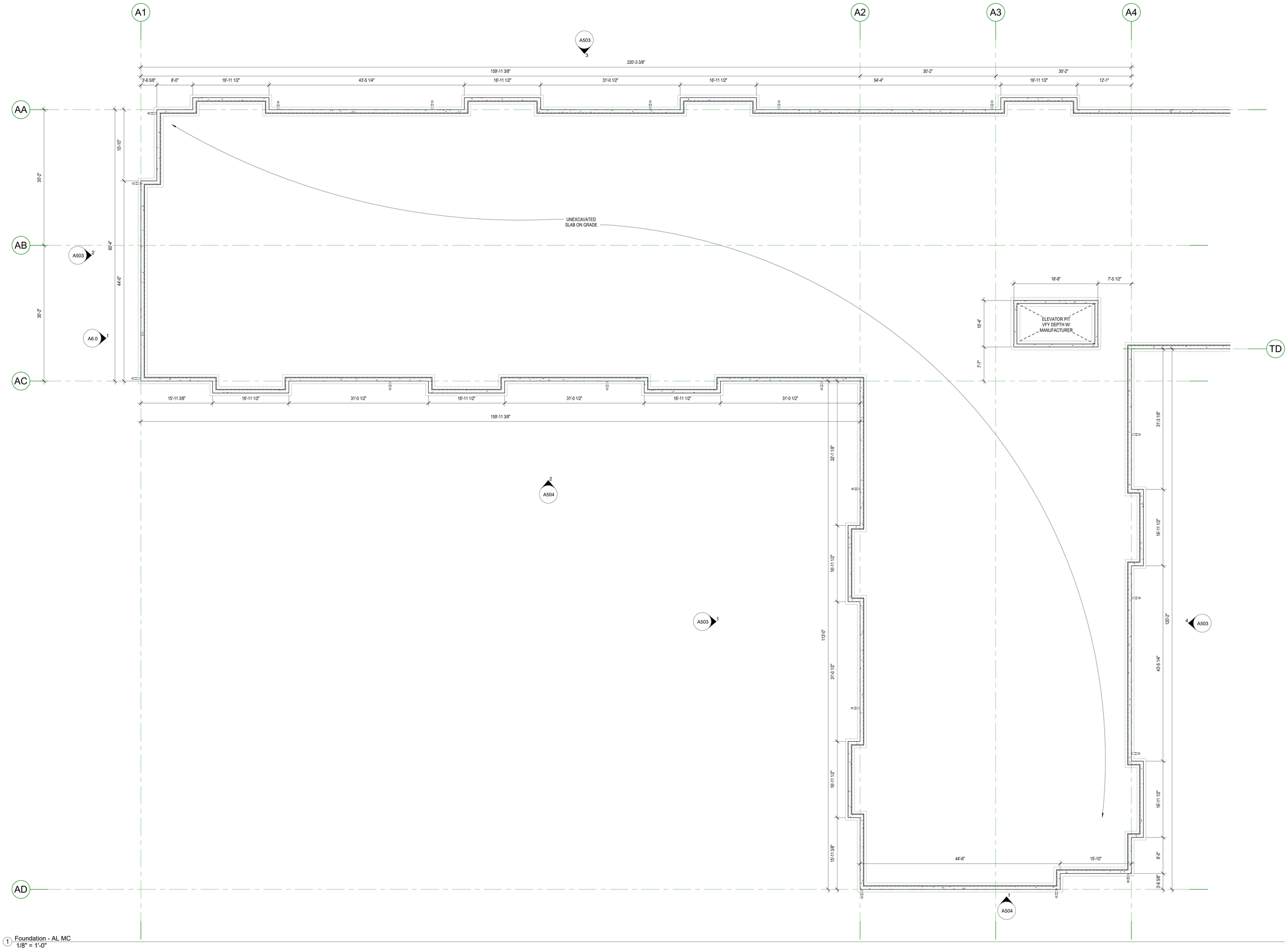

1 Foundation - AL MC
1/8" = 1'-0"

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tel: (612) 879-6000
www.kaaswilson.com

Civil Engineer :
TD2
10836 Old Mill Rd
Omaha, NE 68154
402.330.8860

Landscape :
Chalk Site Design
303 N. 38th Ave.
Omaha, NE 68141
816-872-4190

Structural Engineer:
ERA
2550 University Ave. W.
Suite 423-S
St. Paul, MN 55114

General Contractor:
CBS Construction Services, Inc.
11124 Zealand Ave. N.,
Champlin, MN 55316
Tel: 763-569-4020

Project:
OMAHA SENIOR LIVING

Owner:
EAGLE'S NEST

Project Number 22003

Date 05-09-2022

NOT FOR CONSTRUCTION

Date

Revision

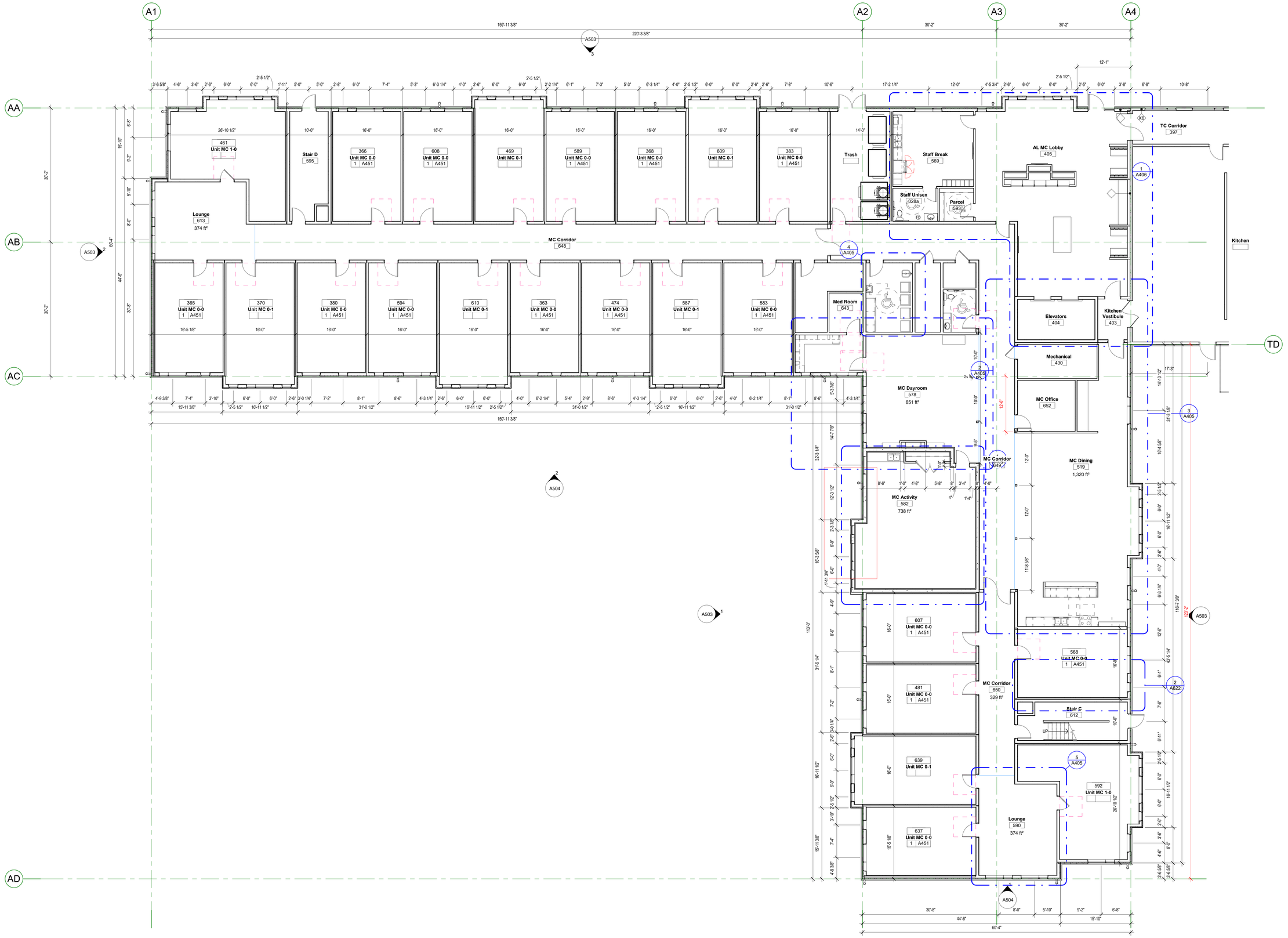
Rev. No.

AL MC
Foundation

1/8" = 1'-0"

A320

BIM 360://22003-Colonial Dev-Omaha Senior/22003-Colonial Dev-Omaha-99th St.rvt



1 Level 1 - AL MC
1/8" = 1'-0"

N

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Tel: 763-569-4020

Project:
OMAHA SENIOR LIVING

Owner:
EAGLE'S NEST

Project Number 22003

Date 05-09-2022

NOT FOR CONSTRUCTION

Date

Revision

Rev. No.

AL MC Level 1

As indicated

A321

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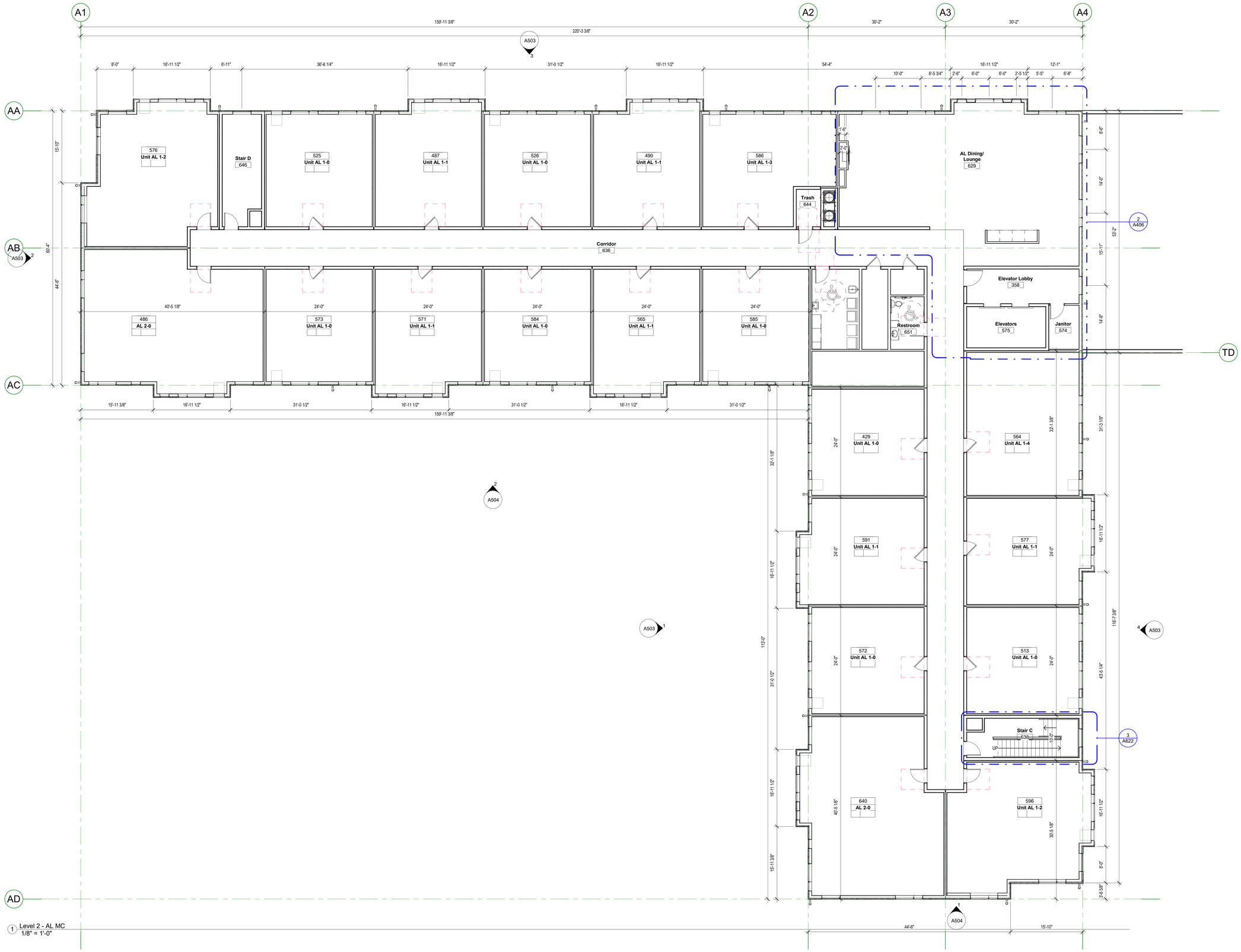

1 Level 2 - AL MC
1/8" = 1'-0"

N

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Suite 423-S
St. Paul, MN 55114

General Contractor:
CBS Construction Services, Inc.
11124 Zealand Ave. N.,
Champlin, MN 55316
Tel: 763-569-4020

Project:
OMAHA SENIOR LIVING

Owner:
EAGLE'S NEST

Project Number	22003
Date	05-09-2022

NOT FOR CONSTRUCTION

Rev. No.	Revision	Date

AL MC Level 2

As indicated

A322

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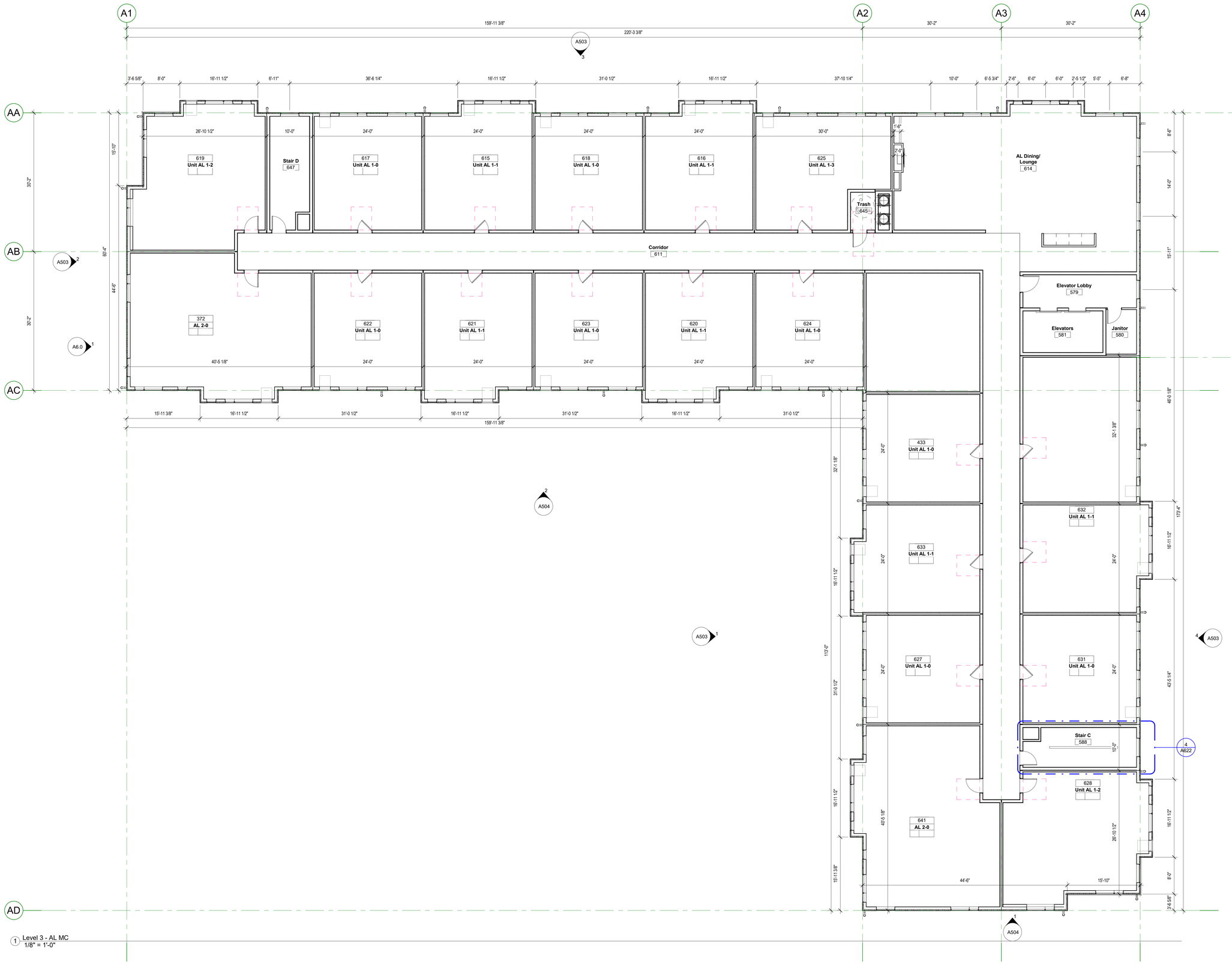

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Landscape :
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St. Paul, MN 55114

General Contractor:
CBS Construction Services, Inc.
11124 Zealand Ave. N.,
Champlin, MN 55316
Tel: 763-569-4020

Project:
OMAHA SENIOR LIVING

Owner:
EAGLE'S NEST

Project Number	22003
Date	05-09-2022

NOT FOR CONSTRUCTION

Date

Revision

Rev. No.

AL MC Level 3

As indicated

A323

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1 Town Center - West Elevation
1/8" = 1'-0"

2 Town Center - North Elevation
1/8" = 1'-0"

3 Town Center - East Elevation
1/8" = 1'-0"

4 Town Center - South Elevation
1/8" = 1'-0"

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11124 Zealand Ave. N.,
Champlin, MN 55316
Tel: 763-569-4020

Project:
OMAHA SENIOR LIVING

Owner:
EAGLE'S NEST

Project Number 22003

Date 05-09-2022

NOT FOR CONSTRUCTION

Date

Revision

Rev. No.

Exterior Elevations TC

1/8" = 1'-0"

A500

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1 IL - NE Elevation 1
1/8" = 1'-0"

2 IL - NE Elevation 2
1/8" = 1'-0"

3 IL- SE Elevation 1
1/8" = 1'-0"

4 IL - SE Elevation 2
1/8" = 1'-0"

5 IL - SW Elevation 1
1/8" = 1'-0"

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816-872-4190

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Champlin, MN 55316
Tel: 763-569-4020

Project: OMAHA SENIOR LIVING

Owner: EAGLE'S NEST

Project Number 22003

Date 05-09-2022

NOT FOR CONSTRUCTION

Date

Revision

Rev. No.

Exterior Elevations IL

1/8" = 1'-0"

A501

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Omaha, NE 68154
402.330.8860

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Champlin, MN 55316
Tel: 763-569-4020

Project:
OMAHA SENIOR LIVING

Owner:
EAGLE'S NEST

Project Number 22003

Date 05-09-2022

NOT FOR CONSTRUCTION

Date

Revision

Rev. No.

1 IL - SW Elevation 2
1/8" = 1'-0"

Exterior Elevation IL 2

1/8" = 1'-0"

A502

1 AL MC - West Elevation 1
1/8" = 1'-0"

2 AL MC - West Elevation 2
1/8" = 1'-0"

3 AL MC - North Elevation
1/8" = 1'-0"

4 AL MC - East Elevation
1/8" = 1'-0"

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402.330.8860

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816-872-4190

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St. Paul, MN 55114

General Contractor:
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11124 Zealand Ave. N.,
Champlin, MN 55316
Tel: 763-569-4020

Project: OMAHA SENIOR LIVING

Owner: EAGLE'S NEST

Project Number 22003

Date 05-09-2022

NOT FOR CONSTRUCTION

Date

Revision

Rev. No.

Exterior Elevations AL/MC

1/8" = 1'-0"

A503

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1 AL MC - South Elevation 1
1/8" = 1'-0"

2 AL MC - South Elevation 2
1/8" = 1'-0"

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Champlin, MN 55316
Tel: 763-569-4020

Project: OMAHA SENIOR LIVING

Owner: EAGLE'S NEST

Project Number 22003

Date 05-09-2022

NOT FOR CONSTRUCTION

Date

Revision

Rev. No.

Exterior Elevation AL / MC 2

1/8" = 1'-0"

A504

PURCHASE AGREEMENT
(This is a legally binding contract. If not understood, seek legal advice.)

NP Dodge Management Company d/b/a NAI NP Dodge (Broker)

This Purchase Agreement is made as of this 3rd day of February, 2011, by and between PATHWAY OF LIGHT Of Omaha, (hereinafter referred to as "Buyer"), and NORTHWEST 1-680 LLC, (hereinafter referred to as "Seller").

1. **Address (Property): Not Yet Assigned** **(See Exhibit A)**, Omaha, Nebraska

2. **Legal Description (Property):** STARWOOD SOUTH LOT 7 BLOCK 0 IRREG 25.14 AC

3. **Personal Property:** The only personal property included is as follows: **None**

4. **Conveyance:** Seller represents that they have good, valid and marketable title, in fee simple, and agrees to convey title to Property to Buyer or his nominee by warranty deed only, free and clear of all liens, encumbrances or special taxes levied or assessed, except None subject to all building and use restrictions, utility easements not exceeding ten (10) feet in width abutting the boundary of the Property, and covenants now of record.

5. **Assessments:** Seller agrees to pay any assessments for public improvement previously constructed, or ordered or required to be constructed by the public authority, but not yet assessed. Seller is not aware of any public improvements ordered or required to be constructed but not yet constructed

6. **Purchase Price:** Buyer agrees to pay Two Million Dollars ($2,000,000) on the following terms: $20,000 (Earnest Deposit) deposited herewith as evidenced by the receipt attached below. Seller further agrees to a Two Hundred Thousand Dollar ($200,000) carry back in the form of a second Deed of Trust and further evidenced with a Promissory Note from the Buyer. In the event this offer is not accepted by the Seller within the time specified, the Deposit shall be refunded. It is agreed by both Seller and Buyer, that should any or all of the contingencies contained in paragraph designated as "7" ("7. Contingencies") in this Purchase Agreement, not be completely acceptable to Buyer, that Buyer may, at Buyer's sole option, cancel this Agreement by notice as set forth in paragraph 7. In the event of refusal or failure of the Buyer to consummate the purchase, other than the contingencies contained in this paragraph and paragraph 7 of this Purchase Agreement, the Seller may, at his option, retain the Deposit as liquidated damages for failure to carry out the agreement of sale. Balance to be paid in immediately available funds at closing of the sale less the second Deed of Trust and accompanying Promissory Note which Seller and Buyer hereby make a part of this purchase agreement by their signatures and which are referred to as Addendum #1 and Addendum #2.

7. **Contingencies:** Seller grants to Buyer Ninety (90) days to evaluate the Property for Buyer's intended use including but not limited to: environmental evaluation, zoning acceptable to Buyer which has not yet been determined by the Planning Department of Omaha, utility availability, ingress and egress, architectural and engineering review, governmental approvals, design, cost of renovation and financing. If Buyer is not completely satisfied with the result of Buyer's evaluation of all of the foregoing, Buyer, at Buyer's sole option, may cancel this Agreement by notifying Seller, or Seller's agent, in writing prior to 5:00 p.m. on the Ninetieth (90th) day after full execution of this Agreement and the Earnest Deposit will be refunded to Buyer, in full.

8. **Survey:** Seller will provide a current staked boundary survey showing all improvements, easements and encroachments, adequate to satisfy the standard ALTA exclusions, prepared by a registered land surveyor within thirty (30) days of acceptance of this Agreement. Any prior documents created related to this site and within Seller's possession will be made available to Buyer. Cost of the survey will be paid by Seller. Buyer will notify Seller, in writing, within ten (10) days after receipt of the survey if the survey discloses material items inconsistent with previous representations or items which render the Property unusable for Buyer's intended use, in which case Buyer may terminate this agreement and the Earnest Deposit will be returned to Buyer.

9. **Urban Taxes:** All consolidated real estate taxes which become delinquent in the year in which closing takes place shall be treated as though all are current taxes, and those taxes shall be paid by the Seller as of date of closing, and all prior years' taxes, interest, and other charges, if any, will be paid by Seller.

10. **Rents, Deposit and Leases, If Rented:** Any tenant deposits and leases generated from the subject parcel of this Purchase Agreement shall be assigned to Buyer at no cost. All collected rents shall be prorated to date of closing. Copies of all current leases shall be provided to the Buyer at the time of closing.

11. **Sanitary and Improvement District (S.I.D.):** Buyer understands that this property is located within S.I.D. #NA and acknowledges a receipt of the most recently filed S.I.D. Statement.

12. **Conveyance of Title:** Seller shall furnish a current title insurance commitment to Buyer as soon as practical. If title defects are found, Seller must cure them within a reasonable time. If title defects are not cured within a reasonable time period, the Buyer may rescind this agreement and the Deposit shall be refunded. Approximate closing date to be June 1, 2011, and possession shall be delivered at closing. The cost of an Owners title insurance policy shall be equally divided between Buyer and Seller.

13. **Escrow Closing:** Buyer and Seller acknowledge and understand that the closing of the sale may be handled by Escrow Agent Omaha Title & Escrow at 13915 Gold Circle, Omaha, NE 68144 and the Broker is authorized to transfer the Deposit or any other funds it receives to said Escrow Agent. After said transfer, Broker shall have no further responsibility or liability to Buyer or Seller for the accounting for said funds. Escrow Agent's charge for the escrow closing shall be equally divided between Buyer and Seller. Buyer and Seller hereby agree to waive the preliminary closing settlement statement requirement.

14. State Documentary Tax: The State Documentary Tax on the deed shall be paid by the Seller.

15. Insurance: Any risk of loss to the Property shall be borne by the Seller until title has been conveyed to the Buyer. In the event, prior to closing, the structures on the Property are materially damaged by fire, explosion or any other cause, Buyer shall have the right to rescind this agreement, and the Earnest Deposit Seller will then be refunded to Buyer. Buyer agrees to provide his own hazard insurance.

16. Condition of Property: Seller represents to the best of the Seller's knowledge, information and belief, there are no latent defects in the property. Seller agrees to maintain the heating, air conditioning, water heater, sewer, plumbing, electrical systems and any built-in appliances in working condition until delivery of possession.

17. Environmental: Seller represents to the best of Seller's knowledge, information and belief, there are no conditions present or existing with respect to the Property which may give rise to or create Environmental Hazards or Liabilities and there are no enforcement actions pending or threatened with respect thereto.

18. Offer Expiration: Buyer's offer represented by this Purchase Agreement is subject to acceptance by Seller on or before February 4, 2011, at 12 Noon

19. Agency: The Broker(s) involved in this transaction are Fred Scott of NP Dodge Management Co., Inc., agent for Buyer and Tony Saldi, agent for Seller.

20. Broker Compensation: Buyer and Seller acknowledge that Seller's Agent is being paid a fee by Seller and this fee will be shared by Brokers based on their separate agreement.

WITNESS:

BUYER: Pathway of Light

By (Name): & Title
SOS #0401102/Fed.ID#:23-7226023
Address: 5775 Sorensen Parkway
City/State/Zip: Omaha, NE 68152

RECEIPT:

RECEIVED FROM: PATHWAY OF LIGHT Of OMAHA the sum of Twenty-Thousand Dollars ($20,000) to apply to the purchase price of the Property on terms and conditions as stated. This receipt is not an acceptance of the above offer to purchase.

NAI NP Dodge
13321 California #300
Omaha, NE 68154

By: Fred Scott

ACCEPTANCE:

Date: February 3, 2011

The Seller accepts the foregoing proposition on the terms stated and agrees to convey title to the Property, deliver possession, and perform all the terms and conditions set forth, and acknowledges receipt of an executed copy of this agreement except for the following modifications: None

WITNESS:

Fred Scott or

SELLER:
STARWOOD SOUTH LOT 7 BLOCK 0 IRREG 25.14 AC

By (Name): & Position Title

SOS#/Fed.ID#:
Address: 512 S 91 Street Avenue
City/State/Zip: Omaha, NE 68114

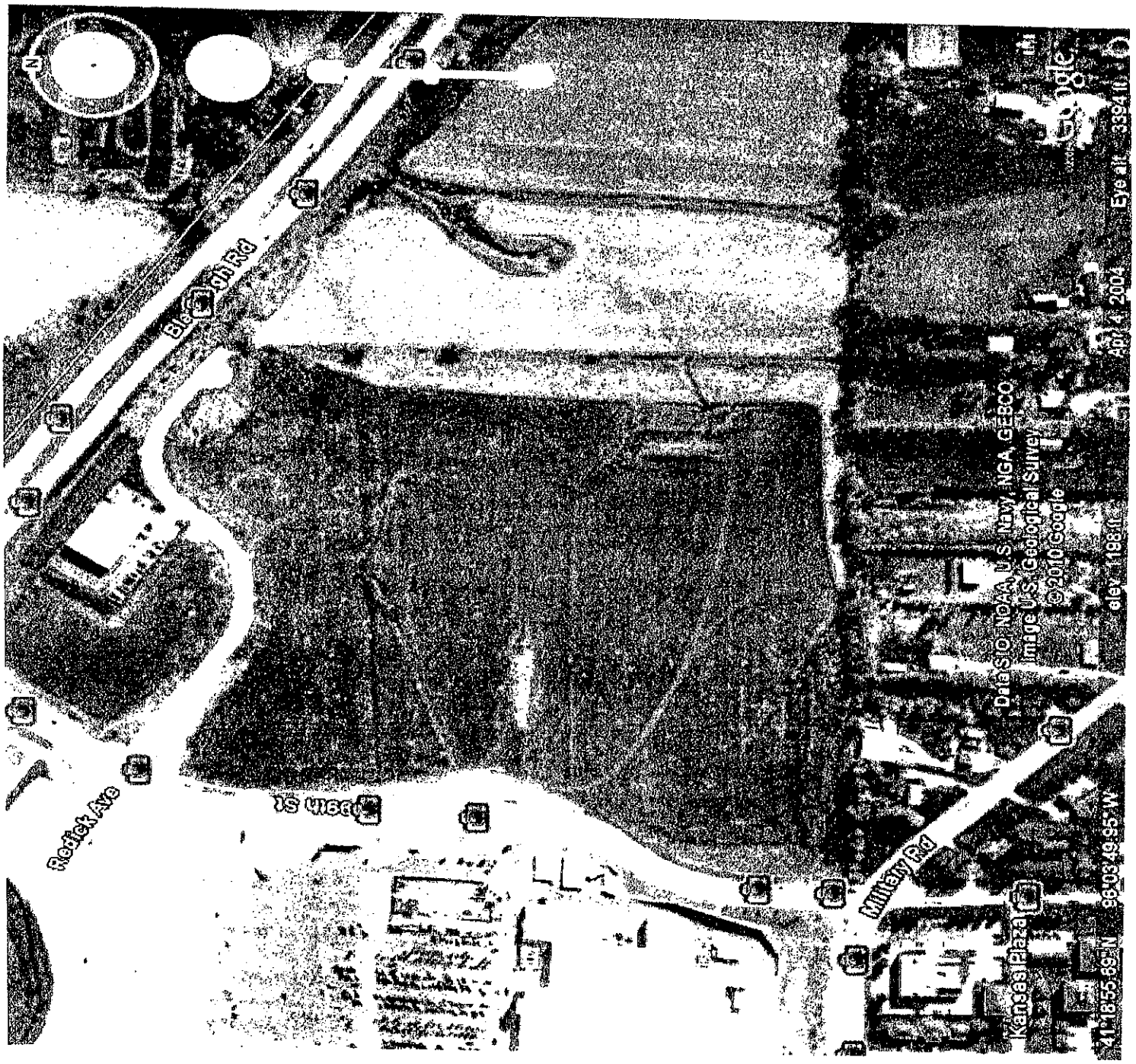
BUYER RECEIPT & ACCEPTANCE

Buyer acknowledges a fully executed copy of this agreement and accepts this Purchase Agreement.

Date: _____ **BUYER:** _____

THIS OFFER IS BASED UPON BUYER'S PERSONAL INSPECTION OR INVESTIGATION OF THE PROPERTY AND NOT UPON ANY REPRESENTATION OR WARRANTIES OF CONDITION BY THE SELLER OR SELLER'S AGENT.

EXHIBIT "A"


Big Bob Rd
Redick Ave
US 412
Military Rd
Kansas Plaza
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Image U.S. Geological Survey
© 2010 Google
elev 1880 ft
Eye alt 3394 ft
Google

Sources & Uses Statement

Senior Housing/Community Center

Sources	Amount	% of Total
A Note	$ 39,048,907	65.0%
PACE Debt	$ 11,000,000	18.3%
C Note (Entrance Deposit Bridge)	$ -	0.0%
Equity - Prepaid Expenses	$ -	0.0%
Equity - Cash at Closing	$ 5,000,000	8.3%
Equity - Land	$ 5,000,000	8.3%
Equity - Other	$ -	0.0%
Equity - Other	$ -	0.0%
Project Fund Earnings	$ -	0.0%
Total Sources	**$ 60,048,907**	**100%**

Uses	Cost	% of Total	Cost/Unit	Cost/Sq Ft
Land	$ 5,000,000	8.33%	$ 37,313	$ 25.64
Architecture, Engineering, Design, & Consultants	$ 1,182,188	1.97%	$ 8,822	$ 6.06
General Construction	$ 39,075,000	65.07%	$ 291,604	$ 200.38
Construction Other	$ 1,712,600	2.85%	$ 12,781	$ 8.78
City & Regulatory Charges	$ 250,000	0.42%	$ 1,866	$ 1.28
Fixtures Furnishings and Equipment	$ 1,742,000	2.90%	$ 13,000	$ 8.93
Financing Fees & Costs of Issuance	$ 967,851	1.61%	$ 7,223	$ 4.96
Working Capital	$ 1,702,504	2.84%	$ 12,705	$ 8.73
Cap-I A Note	$ 1,785,474	2.97%	$ 13,324	$ 9.16
Cap-I B Note	$ 1,200,000	2.00%	$ 8,955	$ 6.15
Cap-I C Note	$ -	0.00%	$ -	$ -
Pre-Opening Salaries	$ 127,715	0.21%	$ 953	$ 0.65
Marketing Expense	$ 368,500	0.61%	$ 2,750	$ 1.89
Legal and Organizational (exclusive of COI)	$ 10,000	0.02%	$ 75	$ 0.05
Pre-Development Expenses	$ -	0.00%	$ -	$ -
Property Taxes During Construction	$ -	0.00%	$ -	$ -
Start Up Expenses for Management	$ 150,000	0.25%	$ 1,119	$ 0.77
Other -	$ -	0.00%	$ -	$ -
Other -	$ -	0.00%	$ -	$ -
Other -	$ -	0.00%	$ -	$ -
Other -	$ -	0.00%	$ -	$ -
Other -	$ -	0.00%	$ -	$ -
Development Fee & Expense	$ 3,016,699	5.02%	$ 22,513	$ 15.47
Project Contingency	$ 1,758,375	2.93%	$ 13,122	$ 9.02
Reserves				
Debt Service Reserve Fund (A Note)	$ -	0.00%	$ -	$ -
Debt Service Reserve Fund (B Note)	$ -	0.00%	$ -	$ -
Debt Service Reserve Fund (C Note)	$ -	0.00%	$ -	$ -
Total Uses	**$ 60,048,907**	**100%**	**$ 448,126**	**$ 307.94**

Proposal

Organizational Chart

Please explain your organizational chart if applicable or upload your organizational chart at the end of the application.

We have a steering committee composed of experts in the areas in this proposal, who are volunteering to provide structure through by-laws and articles of incorporation followed by hiring an executive director. This staff will have the responsibility of hiring programming staff to cover community outreach, program development, and staff support sufficient to meet proposed goals.

Elictia Hart, MCM, Coordinator

Channing Bunch, MBA, expertise: higher education, business management

Deborah Dancer, MPA, expertise: community collaboration consultant

Jeni Langfeldt, Ed.D, expertise: educational leadership, P-12 & higher education

Kalen Phillips, expertise: wellness

Abigail Tsimba-Chitva, NP, expertise: health

Other Completed Projects and/or Accomplishments-

Please describe your or your organization's other completed projects and/or major accomplishments, particularly those that relate to the proposal. If you are a new organization, please describe how this proposal supports your organizational goals.

This proposal supports our organizational goals through services that provide community impact, community building, and safer living environments through supportive relationships. Our steering committee has worked on numerous community projects including tutoring, adopt-a-school, and partnerships with OPS' mobile technology bus, emergent Covid grocery/toiletry handouts, police and fire department morale building, and community back-to-school events. Additionally, our committee has assisted the city with Gun Amnesty programs, cites for Covid testing, hosting Douglas/Sarpy county chaplain meetings, foster parent teaching/recruitment seminars assisting the city with placing fostering kids. Other beneficial collaborations included, hosting Taste of North Omaha which supports small business, Operation and Another Option-supporting inmates in Nebraska and Iowa, and providing support to area shelters and transitional homes.

Proposal Title SOAR (Strengths, Opportunities, Access, Results) Center

Total Budget ($)60,000,000

LB1024 Grant Funding Request ($)20,000,000

Proposal Type

Combination of capital project and service/program

Brief Proposal Summary

(350 words or less) - Overview, location, timeline

This proposal addresses assistance for small businesses, job training, employee resources, business development, and housing needs for persons disproportionately underrepresented economically because of structural practices such as racial segregation and historical practices such as redlining.

Our desire is to increase the number of affluent North Omaha citizens. We will accomplish this through community collaboration and construction of our SOAR Center, adjacent to our Senior Housing project (separately leveraged). We aspire to be an educational, health and wellness, and entrepreneurial resource to our North Omaha community.

Our education component seeks to provide connections and resources for P-12 institutions, space for parent engagement and educator professional development opportunities, as well as a setting where students can receive tutoring.

The health and wellness portion of our facility will provide resources for individuals to maintain or improve their physical fitness. Additionally, we will collaborate with local healthcare providers to offer periodic health and wellness checks. We will host back-to-school drives offering practical and concrete needs, such as backpacks and haircuts to students.

We will provide employment resources and job training programs for community members. We will connect individuals with job opportunities and help them gain the skills and resources they need to be successful.

We will also be a place where small business owners can connect with resources and opportunities, as well as tap into our knowledge base to expand their ventures. We believe that by providing such resources we can empower our community and set North Omaha on a trajectory for long-term, generational change.

SOAR Center is currently in the design planning and financing phase. We plan to break ground in early 2023 and be open in February 2024.

We are committed to being a space for the community and by the community. Our steering committee currently consists of individuals who represent key stakeholders in the education, health and wellness, entrepreneurship, and small business arenas. Our future Board will help us to make sure that we are responsive to community needs and wants. We know that as we grow, our Board will expand to include individuals from a wider swath of the community.

Timeline

What is the timeline for this proposal? Please list significant milestones and dates, including the anticipated completion date.

Dates	Capital Project	Programs
8/1/2022 - **11/15/2022**	Plan Completion	
11/1/2022 - 12/31/2022	City and State Plan Review	
10/1/2022 - **1/15/2023**	Secure Financing	
1/15/2023 - 1/15/2024	Construction of Building • Health and Wellness Facility • Recording Studio • STEAM Spaces	Empowering Collective • By-laws drafted • 5019c)3 filing • Hire Executive Director (or equivalent) Establish Partnerships Promote Programs
2/1/2024	Buildings Open	Ribbon Cutting Ceremony
8/15/2024	Senior Housing Buildings Open	

**bold dates are milestones

Funding Goals

What overarching goals does your proposal help fulfill? Select all that apply:

Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)

Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development)

Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha)

Our vision aligns with the findings in the Visioning Workshop Summary because our plan will help increase the number of affluent North Omaha citizens. This happens from teaching entrepreneurship and financial markets education and empowerment. We teach thought process first…then changing habits…then changing your outcome to positively impact your legacy and community.

Community Needs

What community needs does your proposal help meet? Select all that apply:

Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

PROPOSAL NARRATIVE

Proposal Description and Needs Alignment

Describe the proposal and how it specifically addresses the identified community needs above (i.e., sustainable community, multimodal transportation, other infrastructure, quality of life, policy, or other).

This proposal is providing financial literacy education, asset building skills, community and recreational space through the SOAR Center and will reside next to a senior housing development. We plan to evaluate our processes and impact for scalability and long-term sustainability.

Higher Education and Vocational Prep

We seek to provide higher education and vocational prep programs for individuals in our community. This may include potential tuition assistance/scholarships, financial aid counseling, and academic advising. These services will help individuals to access and succeed in higher education and vocational programs.

Coding Programs

We seek to partner with local organizations to provide high-quality coding instruction to young people in our community as this will help them develop important skills that will benefit them throughout their lives.

Employment Resources

We will provide employment resources to community members. This will include resume writing assistance, job search assistance (i.e job fairs), and career counseling. These services will help individuals find and obtain gainful employment.

Job Training

We will also provide job training programs for individuals. This may include skills training, certification assistance, and job placement assistance. These services will help individuals to find and obtain gainful employment.

Local EPP Partnerships

We seek to partner with local Educator Preparation Programs (EPPs) to place teacher trainees in our STEAM center. This will provide us with an ongoing source of enthusiastic and motivated teachers and will help us to build strong relationships with the schools where they will teach. In addition, we believe that this partnership will provide valuable feedback on the effectiveness of our center, and will help us to continually improve its impact.

Recording Studio

A recording studio is an important asset for any community, providing a space for local business owners, entrepreneurs, and musicians to develop their skills and produce high-quality recordings. Podcasts and videos are great ways for entrepreneurs to reach a wider audience, share their stories, and connect with potential customers. Our recording studio will help entrepreneurs produce high-quality podcasts and professional-looking videos that will engage their audience and help them grow their businesses. Additionally, a well-equipped studio can help new and unsigned artists to produce professional-sounding recordings, giving them a better chance at success. Unsigned artists often lack the funds necessary to purchase expensive recording equipment or to rent time in a professional studio. As a result, many talented individuals are unable to pursue their musical dreams.

Health and Wellness

We will provide community access to health and wellness. Our gymnasium will be a hub for walking groups, and workout classes. We will also provide support for keeping health and wellness at the forefront of one's path by seeking collaboration that offer free periodical basic health and wellness checks. Additionally, we will have a back to school drive offering practical and concrete needs, such as backpacks and haircuts.

Entrepreneurship Support

Our desire is to increase the number of affluent North Omaha citizens. This happens from teaching entrepreneurship and financial markets education and empowerment. One way to support entrepreneurs is by providing access to modeling and mentorship. This will come from experienced business people, successful entrepreneurs, or specialized service providers. By providing modeling and mentorship, we can help entrepreneurs to avoid common mistakes, learn about new opportunities, and gain valuable insights. Additionally, mentorship and advice can help entrepreneurs network with other successful business people which can help them to find new customers, suppliers, and partners while learning about new opportunities and gaining valuable insights.

Visioning Workshop Findings Alignment

*Describe how the proposal aligns with the findings in the **Visioning Workshop Summary** and identify the specific gaps or other community needs that your proposal addresses.*

Addressing financial instability and reaching for measurable wealth are principal desires amplified during the visioning workshops and this project is designed specifically to have measurable impact. Our vision aligns with the findings in the Visioning Workshop Summary because our plan will help increase the number of affluent North Omaha citizens. This happens from teaching entrepreneurship and financial markets education and empowerment. We teach thought process first…then changing habits…then changing your outcome to positively impact your legacy and community. In other communities it is very normal for your neighbors to own successful companies, so children grow up thinking they ought to achieve the same. In other words, it's not a stretch goal for them to see themselves owning a business and reaching financial dignity. The way we have perpetual, transformational and generational change is to have hundreds of people who see dozens of successful Black business owners. We are creating a pipeline that will continue to grow as it will become the "norm" to see successful Black families achieve wealth and financial independence. These dozens will in turn become hundreds of Black business owners who teach thousands of community members…so on and so forth. There's been a concerted effort to partner with black and brown entrepreneurs and professionals who will walk participants through the steps of starting, growing and scaling their companies. These dedicated stakeholders will give one on one coaching on our campus.

Priorities Alignment

*Describe how the proposal aligns with **LB1024's strategic priorities**.*

This proposal addresses assistance for small businesses, job training, employee resources, business development, and housing needs for persons disproportionately underrepresented economically because of structural practices such as racial segregation and historical practices such as redlining. The housing component of this proposal is the senior living housing, which is separately funded and adjacent to the SOAR (Strengths, Opportunities, Access and Results) Center. SOAR is an educational center dedicated to wellness, wealth-building, and access to resources for the community**.**

Through our education component, we plan to provide connection and resources for P-12 institutions and space for parent engagement opportunities. We envision a setting where students can get tutoring in core academic areas as well as instruction in coding or other courses that may help them succeed at higher levels of learning. In addition, we can also be a space where educators can come together to collaborate as they seek to teach and lead in our local classrooms.The educational component includes connection to schools and community, offering meeting space for parent engagement, tutoring with partnering schools, financial literacy, financial education, asset development, business principles, wealth navigation, and entrepreneurial coaching.

Our health and wellness facility includes a gymnasium with community access, a walking group to support a sense of community and safety, and overall personal agency. We will provide workout classes that support individual aspirations and goals. Keeping health and wellness at the forefront of one's path assists in promoting emotional longevity, confidence, and security. We will seek collaboration for free periodical basic health and wellness checks. Additionally, we know in census tract 73.12, which is adjacent to qualifying census tracts, we will have a back to school drive offering practical and concrete needs, such as backpacks and haircuts.

Our vision aligns with the findings in the Visioning Workshop Summary because our plan will help increase the number of affluent North Omaha citizens. This happens from teaching entrepreneurship and financial markets education and empowerment. We teach thought process first…then changing habits…then changing your outcome to positively impact your legacy and community.

Economic Impact

What is the anticipated job creation and wages associated with your proposal (temporary and permanent)?

How many permanent jobs will be created?

SOAR would provide four full-time Director positions and several other support positions. In addition to this, there are shared positions where some employees will work for both Senior Housing and SOAR. Although the Senior Housing is funded by another source, the community reach will be felt as there will be 40 full time employees.

How many temporary or construction jobs will be created?

SOAR would provide 110 temporary jobs.

What are the proposed jobs' wage levels?

The average pay would be $52,000-$110,000.

Describe how you might align proposed jobs to provide immediate and ongoing opportunity for businesses and contractors in the Qualified Census Tracts.

The plan is to align with other community organizations and local businesses to help create additional jobs for the area to support the increased traffic and businesses. Create an entrepreneurs dissemination plan that works directly with existing businesses and other emerging entrepreneurs which will increase opportunities.

Community Benefit

Describe the community benefit that will be derived from this proposal. For example, how will it diversify the economy, improve the local neighborhood, and/or increase livability in the community?

This proposal will indirectly decrease toxic stress in the community by addressing some ongoing stressors and triggers that can contribute to toxic stress such as ongoing financial instability, underemployment, lack of safe and adequate housing, and oppression. It also addresses increased self-efficacy, personal agency, higher levels of hope and optimism, increased financial stability, more effective coping skills, and less severe and less direct impact or exposure and a strong belief system that helps a person cope through financial literacy.

In other communities it is very normal for your neighbors to own successful companies, so children grow up thinking they ought to achieve the same. In other words, it's not a stretch goal for them to see themselves owning a business and reaching financial dignity. The way we have perpetual, transformational and generational change is to have hundreds of people who see dozens of successful black business owners. We are creating a pipeline that will continue to grow as it will become the "norm" to see successful Black families achieve wealth and financial independence. These dozens will in turn become hundreds of black business owners who teach thousands of community members…so on and so forth. There's been a concerted effort to partner with black and brown entrepreneurs and professionals who will walk participants through the steps of starting, growing and scaling their companies. These dedicated stakeholders will give one on one coaching on our campus.

How does this proposal contribute to community sustainability (economic, built and natural environment, and quality of life)?

This project will create an environmental system through modeling, mentorship, and technical assistance that can create a platform for hands-on and supportive learning. to apply the newly learned principles to a pathway from poverty to prosperity.

Leveraged income from the Senior Housing property will allow us to continue to provide supports and services at the SOAR Center for years to come.

Best Practices/Innovation

How will this incorporate best/proven practices or demonstrate innovation (e.g., bringing new concepts to Omaha, etc.)?

Construction - Design for Senior Housing project is based on PACE (Programs of All-Inclusive Care for the Elderly) requirements and incorporates energy efficient building materials.

Behavioral Economics - This model includes the best practice of setting goals and planning for the future to provide participants with direction, purpose and meaning, as well as optimism that their circumstances can improve, which is a part of the science of hope. The main educational focus is asset and wealth building for families residing in and adjacent to the qualified census tracts.

Cultural Competence - This project is modeling wealth-building from experts in the field who are representative of minoritized populations. Within the model, there will be coaching, mentoring, skill-building, microenterprise support and technical assistance.

Outcome Measurement

What other outcomes of your proposal might you measure (i.e., improved education, creating new high-wage job opportunities, etc.)? How might those outcomes be measured and by whom?

Improved education goals

Create job opportunities

Create new, higher-paying jobs

Improving soft-skills

Improve physical activity

Boost emotional longevity, confidence and security

We plan to have an evaluative component as a part of this project to measure process and performance.

Does this act as a catalyst for co-investment/secondary investment? If yes, please explain.

Not at this time.

Partnerships

Have you partnered, or will you partner, with any community organizations?
Yes

Please name all current or prospective partnering organizations and describe how these partners have or will participate.

Sankofa - entrepreneurship skills

Creighton University - Creighton Law, and Creighton Business School - provide business education and access to legal services holistically

Purposeful Wealth - provide financial literacy education

Prospective referral and outreach sources include collective impact organizations who serve underserved populations in the sectors of housing, education, health, wellness, and faith-based organizations.

No MOU's have been written, yet. However, we have informal verbal agreements.

Location

Physical Location

Describe the physical location of the proposal, including address (if available) and details about the proposed location.

The property has not been assigned an address yet, but is directly across (east) from the Walmart located at 6304 N. 99th St.

The property is 25 acres of former farmland. It has apartments on the back side (east) of the property, storage units and businesses on the north side of the property. It is directly across the street from a Walmart and businesses to the west.

Qualified Census Tract

Describe the location in relation to the Qualified Census Tracts (QCT).

This project is located in census tract 73.12, which is in the 73.20, which is a qualifying census tract. The property is in zip code 68134, which is adjacent to 68104, which has multiple QCTs.

Adjacent to one or more QCTs.

Additional Location Documents

If applicable and/or available, please upload at the end of this form:

- Plans and detailed descriptions, including pictures and a map of the site location/surrounding area.

- Data table of uses Sheet that bullet points the usage
- Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement)
- Environmental assessment of subject site. Is the property a brownfield site?

We have completed an environmental study for Phase 1. We will provide it upon request as it is 100 pages. This is a clean site.

Zoning, Design, and Contracting-

- **Property Zoning**
- *Is the property properly zoned for your proposal and/or do you have proposal approval?*
- Yes

- *Is the project connected to utilities?*
- Yes

- *Will any utility upgrades be required?*
- No

Design, Estimating, and Bidding

- *Has design been completed?*
- No

- *Has a construction bid package been developed?*
- Yes

- *How were costs determined?*

Prices were determined based on pre-bid pricing and estimation based on prior projects.

-
- **General Contractor**
- *Has a general contractor been selected?*
- Yes

FINANCIALS

Please upload the following at the end of this application:

- Proposal Budget/Sources and Uses
- Pro Forma

Request Rationale

Please provide rationale for the dollar amount of your request. Optional upload: Provide documentation if available (e.g., appraisal or listing)

The requested amount is based on the estimated costs of:

- Low voltage
- Furniture, Fixtures, Equipment
- Architectural Fees
- Developmental Fees
- Financing Fees
- Infrastructure
- Design Fees
- Marketing Fees
- City and Permit Fees
- Program costs (salaries, insurance, utilities, internet/wifi, janitorial services, etc.)

Grant Funds Usage-

How, specifically, will LB1024's grant funds be used to support this proposal?

Our vision aligns with the findings in the Visioning Workshop Summary because our plan will help increase the number of affluent North Omaha citizens. This happens from teaching entrepreneurship and financial markets education and empowerment. We teach thought process first…then changing habits…then changing your outcome to positively impact your legacy and community.

Proposal Financial Sustainability-

If awarded LB1024 funding, will the proposal be fiscally sustainable (i.e., not require ongoing funding for operations, not be dependent on future funding requests)?

Yes

Please describe the fiscal operations of the proposal following this initial investment.

Following the notification of the initial investment, we will implement a finance committee of our Board to oversee financial work, our Executive Director will hire a financial controller, and we will have an independent audit.

Funding Sources

Please outline other funding sources including government-sponsored economic incentives you have committed, have currently pending, or anticipate exploring for this proposal.

We are utilizing PACE funding for the project.

If you are anticipating other funding sources, when do you expect a decision on pending funding requests to be finalized? (Please list: Entity, Request, Status, and Expected Decision Date).

Are there any funds this proposal cannot continue without?

No.

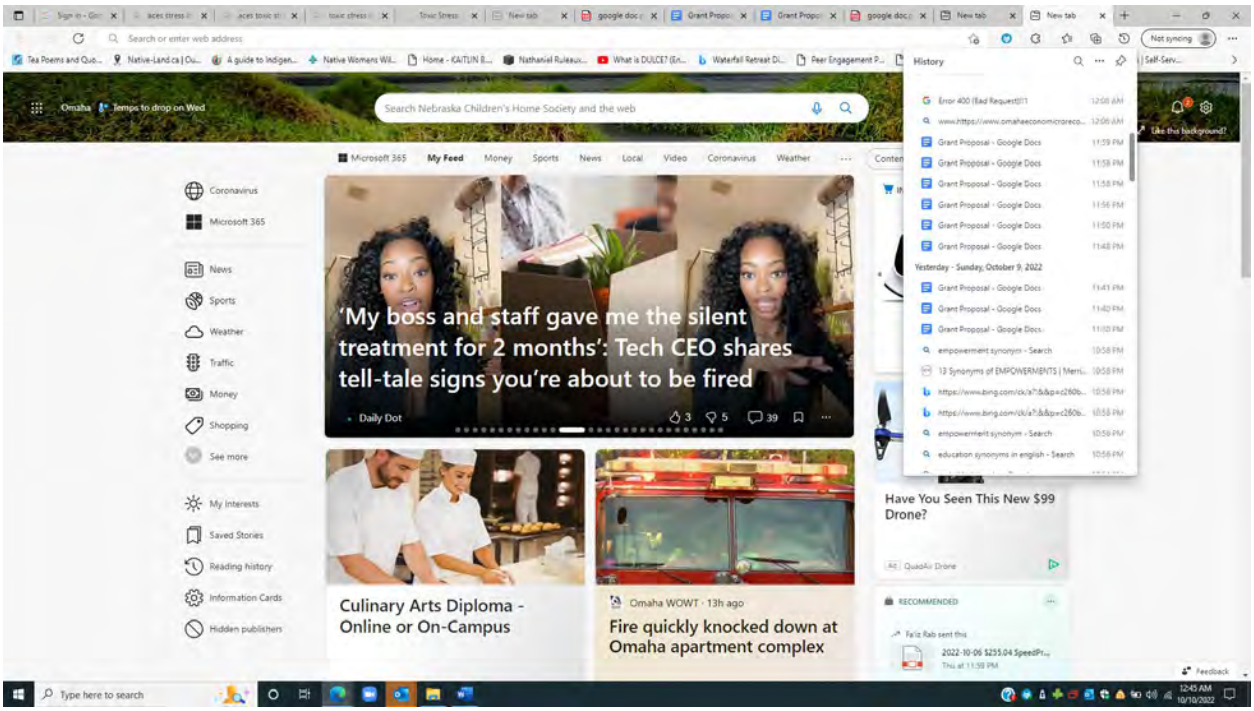
Scalability: Is this proposal scaled?

This is mapped out as the first phase of the project to be expanded in the future. Design documents show phase 1 as well as a lightened out version of future expansion (phase 2). Site plan shows a brown box where the first phase (SOAR and the Senior Housing) will be built.

Financial Commitment

Please describe the organization's financial commitment to the proposal.

We are committed to $38m of the $58m cost of the entire project which includes the Senior Housing.


Search Nebraska Children's Home Society and the web
Microsoft 365
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Local
Video
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Coronavirus
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Sports
Weather
Traffic
Money
Shopping
See more
My interests
Saved Stories
Reading history
Information Cards
Hidden publishers
'My boss and staff gave me the silent treatment for 2 months': Tech CEO shares tell-tale signs you're about to be fired
Daily Dot
Culinary Arts Diploma - Online or On-Campus
Omaha WOWT · 13h ago
Fire quickly knocked down at Omaha apartment complex
Have You Seen This New $99 Drone?
RECOMMENDED
History
Yesterday - Sunday, October 9, 2022
Type here to search

Grant Application

Row 366

Organization Name (if applicable)	CCVisions LLC
Physical Address	
Mailing Address	
Website	
Social Media Accounts	
Name	
Title	
Email Address	
Phone	
Team	
Organizational Chart	
Other Completed Projects and/or Accomplishments	
Proposal Title	
Total Budget ($)	
LB1024 Grant Funding Request ($)	
Proposal Type	
Brief Proposal Summary	
Timeline	
Percentage completed by July 2025	
Funding Goals	

Community Needs
"other" explanation
Proposal Description and Needs Alignment
Visioning Workshop Findings Alignment
Priorities Alignment
Economic Impact
Community Benefit
Best Practices/Innovation
Outcome Measurement
Partnerships
Displacement
Displacement explanation
Physical Location
Qualified Census Tract
Additional Location Documents
Property Zoning
Is the project connected to utilities?

Design, Estimating, and Bidding

General Contractor

Request Rationale

Grant Funds Usage

Proposal Financial Sustainability

Funding Sources

Scalability

Financial Commitment

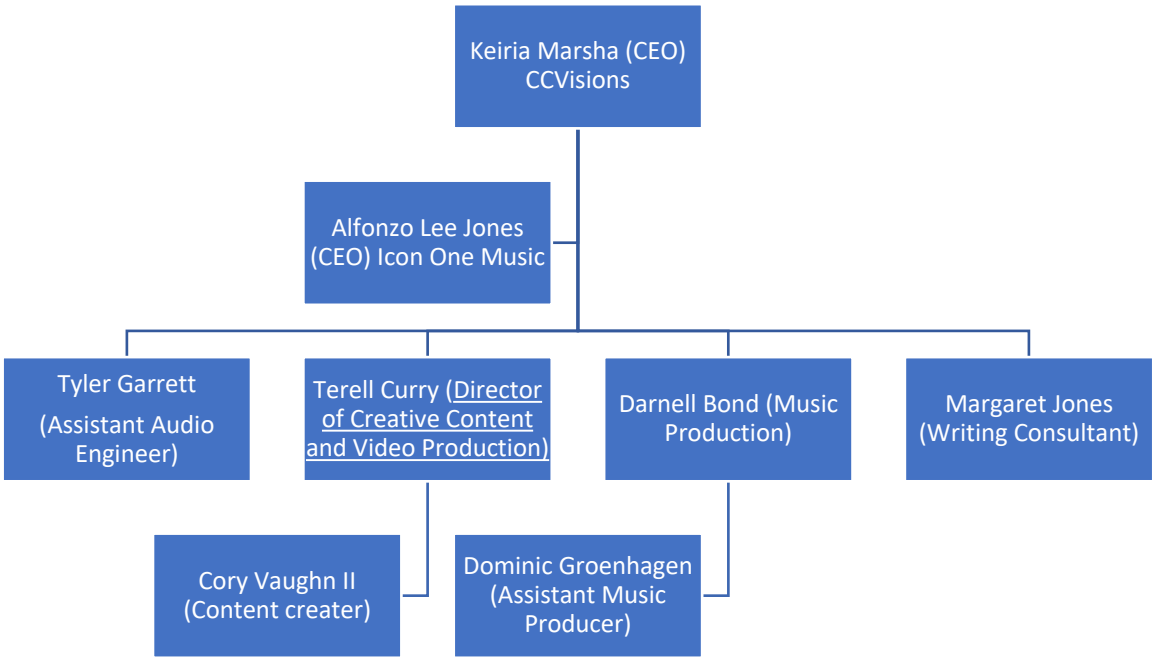
ARPA Compliance Acknowledgment ☐

ARPA Reporting and Monitoring Process Acknowledgme ☐

LB1024 Funding Sources Acknowledgment ☐

Public Information ☐

File Uploads


Keiria Marsha (CEO) CCVisions
Alfonzo Lee Jones (CEO) Icon One Music
Tyler Garrett (Assistant Audio Engineer)
Terell Curry (Director of Creative Content and Video Production)
Darnell Bond (Music Production)
Margaret Jones (Writing Consultant)
Cory Vaughn II (Content creater)
Dominic Groenhagen (Assistant Music Producer)

Re: Form Submission - New Form

CCVisions LLC <ccvision19@gmail.com>

Mon 10/10/2022 10:50 AM

To: Project Team <info@omahaeconomicrecovery.com>

4 attachments (211 KB)

STaff descriptions II.docx; CCVisions Budget Proposal.pdf; Timeline.pdf; Organiztional Chart.pdf;

Please provide the team members, including leadership, structure, roles, experience, and expertise. Include all members who will have a significant role. In this case, "team" refers to your ownership/management individuals or group and any consultants.

see attachments

Organizational Chart

Please explain your organizational chart if applicable or upload your organizational chart at the end of the application.

Other Completed Projects and/or Accomplishments

Please describe your or your organization's other completed projects and/or major accomplishments, particularly those that relate to the proposal. If you are a new organization, please describe how this proposal supports your organizational goals

- One of our organizations major accomplishments is the event Pull Up and Vibe. We collaborated with The Fabric Lab and Spark to bring live entertainment to the North Omaha 24th street community. This event was open to all members of all communities where they were given the opportunity to showcase their talents with no bias or judgement. We started off with open mic sessions at the Fabric lab and of those open mic artist we selected our most requested creators at the open mic music festival that was sponsored by partners Spark, Icon One Music, Nebraska Arts Council, Omaha Mobile Stage, Open Omaha. Each artist was paid a stipend for participating, showing the artist that they can make money from their art and that their talents are profitable. The proposal supports this goal by allowing us to have the opportunity to provide more innovative jobs in the community.

Brief Proposal Summary*

(350 words or less) - Overview, location, timeline

This field is required

- Collaborative Creative Visions (CCV) is a multimedia company that offers photography, videography, and audio services. CCV provides a space to remove limitations on creativity by providing superior imagery and audio resonating with positive depictions, to be determined by the client's vision, while facilitating the use of emerging technologies to provide the highest quality product. We are writing to request $1,581,382 (see budget attached) for staff salaries, student training, rent, and utilities and to purchase the required software and hardware for our See, Hear & Seek Visions (SHSV) program to operate. SHSV will teach young creators and emerging entrepreneurs to process and express their creativity through photography, videography, and music in ways that positively impact how they view themselves and their role in the North and South Omaha communities. Our objective is that by program completion, the students will have the knowledge and access to tools that support them in processing their experiences in a way that creates space for emotional freedom and agency in their future, ultimately leading to successful creative businesses.

Timeline*

What is the timeline for this proposal? Please list significant milestones and dates, including the anticipated completion date. If applicable, upload your schedule at the end of the application.

What percentage of your proposal can be completed by July 2025?*

Describe the proposal and how it specifically addresses the identified community needs above (i.e., sustainable community, multimodal transportation, other infrastructure, quality of life, policy, or other).

- Collaborative Creative Visions' See, Hear & Seek Visions program will teach emerging creators to use the technology that they have at their disposal and also with the provided equipment to solve creative issues, innovate, and tackle complex and challenging problems.
-
- On the photography and video side students learn the equipment and identify what is needed, sitting in on photo shoots, 10 - 12 week program. A student completes a quiz per week
-
- Course 1: Camera Basic/Settings
-
- Course 2: Lighting
-
- Course 3: Posing/Angles/Composition
-
- Course 4: Work Week/ Field Trip
-
- Course 5: Editing basics
-
- Course 6: Treatment/Shooting
-
- Course 7: Intro to Videography
-
- Course 8: Work Week/ Field Trip
-
- Course 9: Show & Tell
-
- On the audio engineering and music production side students shadow 6-8 hours in the studio, sitting in on sessions, working independently, etc throughout their 20 - 24 week program. A student completes a quiz per week
-
- Course 1: Sound and Hearing
-
- Course 2: Basic Electronics
-
- Course 3: Digital Audio
-
- Course 4: Connectivity
-
- Course 5: Microphones
-
- Course 6: Microphone Placement
-
- Course 7: Tracking
-
- Course 8: Intro to Pro Tools
-
- Course 9: Welcome to Pro Tools
-
- Course 10: Plugins and Processing
-
- Course 11: Midterm

-
- Course 12: Mix Theory
-
- Course 13: Equalization
-
- Course 14: Dynamic Signal Processing
-
- Course 15: Time Based Effects
-
- Course 16: MIDI - Musical Instrument Digital Interface
-
- Course 17: Automation
-
- Course 18: Acoustics and Monitoring
-
- Course 19: Mastering
-
- Course 20: Final Exam

Describe how the proposal aligns with the findings in the Visioning Workshop Summary and identify the specific gaps or other community needs that your proposal addresses.

- **Collaborative Creative Visions (CCV) will provide consequential assistance for the development of small businesses and those engaged in entrepreneurship.**

Describe how the proposal aligns with LB1024's strategic priorities.

- This educational proposal will work towards upending these current barriers to self-sustaining economic attainment. By learning the creative and entrepreneurial skills from the successful completion of the See, Hear & Seek Visions (SHSV) program coursework, participants will have more economic agency to overcome the challenges as mentioned above. They will be able to grow their own businesses (alone or in partnership), which will provide opportunities for wealth creation now, as well as for their future generations. They will be able to make choices that will lead their present and future lives from survival to thriving. The blend of creativity and economic skill acquisition offered by the SHSV program guarantees richer lives in every way for those participating.

What is the anticipated job creation and wages associated with your proposal (temporary and permanent)?

- We anticipate creating anywhere between 5 and 10 permanent jobs with the salaries 45,000 -125,000 per year.

How many permanent jobs will be created?

- 5-10

How many temporary or construction jobs will be created?

- 3

What are the proposed jobs' wage levels?

- 45,000-125,000

Describe how you might align proposed jobs to provide immediate and ongoing opportunity for businesses and contractors in the Qualified Census Tracts.

- n/a

Describe the community benefit that will be derived from this proposal. For example, how will it diversify the economy, improve the local neighborhood, and/or increase livability in the community?

- The community benefit that will be derived from this proposal is strengthening the views of the youth that have successfully completed the program.

How does this proposal contribute to community sustainability (economic, built and natural environment, and quality of life)?

- This proposal contributes to community sustainability by upending these current barriers to self-sustaining economic attainment. They will be able to grow their own businesses (alone or in partnership), by learning how to create budgets, and how to maintain financial security within those budgets which will provide opportunities for generational wealth.

How will this incorporate best/proven practices or demonstrate innovation (e.g., bringing new concepts to Omaha, etc.)?

- It will incorporate innovation by developing a way to show the youth to implement skills learned from our program using current and upcoming technology to generate work and self-confidence.

What other outcomes of your proposal might you measure (i.e., improved education, creating new high-wage job opportunities, etc.)?

- The outcomes of our proposal that we measure is they are learning improved skills, critical thinking, focus, problem solving, self-discovery, individualism, behavioral development and financial literacy.

How might those outcomes be measured and by whom?

- The outcomes could be measured by the positive feedback from the peers and the community

Does this act as a catalyst for co-investment/secondary investment? If yes, please explain.

- no

Please name all current or prospective partnering organizations and describe how these partners have or will participate.

- Spark has partnered with us in the past by sponsoring the Pull Up and Vibe open mic sessions and music festival. They also will be partnering in future through the Fabric lab. I also partner with Icon One recording studios.

Which, if any, of these partnerships have been formalized through a Memorandum of Understanding (MOU) or other formal agreements?

spark

Describe the physical location of the proposal, including address (if available) and details about the proposed location.

n/a

FINANCIALS

Please upload the following at the end of this application:

- **Proposal Budget/Sources and Uses**
- **Pro Forma**

Request Rationale

Please provide rationale for the dollar amount of your request. ***Optional upload: Provide documentation if available (e.g., appraisal or listing)***

How, specifically, will LB1024's grant funds be used to support this proposal?

- The LB1024 grant funds will be used in support for staff salaries, student training, rent, and utilities, event coordination and to purchase the required software and hardware for our See, Hear & Seek Visions (SHSV) program to operate.

Please describe the fiscal operations of the proposal following this initial investment.

Funding Sources

Please outline other funding sources including government-sponsored economic incentives you have committed, have currently pending, or anticipate exploring for this proposal.

If you are anticipating other funding sources, when do you expect a decision on pending funding requests to be finalized? ***(Please list: Entity, Request, Status, and Expected Decision Date).***

Are there any funds this proposal cannot continue without?

Scalability

Is this proposal scalable, or can it be completed in smaller components?

If so, please describe these components and ensure that the budget reflects such component breakdowns.

Financial Commitment*

Please describe the organization's financial commitment to the proposal.

Our financial commitment to the proposal is that we are currently funding this through volunteering time and through assuming responsibility through personal savings and credit cards

On Mon, Oct 10, 2022 at 12:12 AM Project Team <info@omahaeconomicrecovery.com> wrote:

> Hi Keiria, I do not see that the proposal was received through the web portal. Please respond to this email with your proposal and any supporting documentation (Word or PDF) ASAP.

From: Squarespace <form-submission@squarespace.info>
Sent: Monday, October 10, 2022 12:03 AM
To: Project Team <info@omahaeconomicrecovery.com>
Subject: Form Submission - New Form

Sent via form submission from *OMAHA ECONOMIC RECOVERY ACT COORDINATION PLAN*

Name: Keiria Lowe

Business / Organization: CCVisions LLC

Phone: (402) 619-8618

Email: ccvision19@gmail.com

Message: Hello I want to make sure that my application was submitted I tried to submit it twice and got an error both times and I did not receive my confirmation email.

Does this submission look like spam? Report it here.

BUDGET PROPOSAL - Collaborative Creative Visions	Budget Line Item Amount
Studio	
SALARIES	
Keiria M. Lowe ($125,000 X 3)	**$ 375,000.00**
Alfonzo L. Jones ($125,000 X 3)	**$ 375,000.00**
Margaret Jones ($60,000 X3)	**$ 180,000.00**
Darnell Bond (50,000 x 3)	**$ 150,000.00**
Tyler Garrett ($40,000 X 3)	**$ 120,000.00**
Terrell Curry ($50,000 x 3)	**$ 150,000.00**
Dominic Groenhagen ($40,000 x 3)	**$ 120,000.00**
Cory Vaughan ($40,000 x 3)	**$ 120,000.00**
Salary Subtotal	**$ 1,590,000.00**
BENEFITS	
Staff member	**$ -**
Staff member	**$ -**
Staff member	**$ -**
Staff member	**$ -**
Staff member	**$ -**
Staff member	**$ -**
Staff member	**$ -**
Benefits Subtotal	**$ -**
STAFF TOTAL	**$ 1,590,000.00**
EQUIPMENT CATEGORY	
EQUIPMENT PURCHASE	
Podcaster R5 (Desk)	**$ 3,162.00**
SOHO II Ribbed Management Chair (Black) – x5-$300	**$ 1,500.00**
Headphones - Sony MDR 7506 x 5 -$79	**$ 400.00**
Rode PSA1+ Desk-mounted Broadcast Microphone Boom Arm x 5-$129	**$ 645.00**
Rode Procaster Cardioid Dynamic Broadcast Microphone X 5 - $175	**$ 875.00**

Macbook Pro M1 x 3 - $3,499.00	$	10,500.00
Rode RODECaster Pro Podcast Production Studio - $500	$	500.00
Sony ZV-1 (Camera) x 4	$	2,800.00
Sony a7 III X2 (Camera) - $2000	$	4,000.00
Vanguard VEO3T+264CB Carbon Fiber Travel Tripod with Ball Head and Multi-Angle Center Column for Overhead Shots X2 $390	$	780.00
Sennheiser Professional MKE 600 Shotgun Microphone x2 $310 Lighting	$	620.00
DJI RS 3 Combo - 3-Axis Gimbal Stabilizer for DSLR and Mirrorless Camera X2 $720	$	1,440.00
SanDisk 256GB Extreme SDXC UHS-I Memory Card X 4 - $40	$	160.00
EQUIPMENT LEASE/RENTAL		
Copier Lease	$	-
EQUIPMENT MAINTENANCE AGREEMENTS		
Copier Lease/Maintenance	$	-
Computer/Server/Website Maintenance Agreements	$	-
EQUIPMENT TOTAL	$	27,382.00
OTHER CATEGORY		
PROFESSIONAL SERVICES		
Attorney	$	-
Audit	$	-
Bookkeeping/Accounting	$	-
Information Technology	$	-
Liability Insurance - Office	$	100.00
Liability Insurance - Directors & Officers	$	-
Marketing/Outreach	$	-
Worker's Comp	$	-
Payroll Service	$	-
Printing/Reproduction	$	-
Staff Training/Education	$	-
Computer Software	$	-
Meeting Room Charge	$	-

PROFESSIONAL MEMBERSHIP DUES/SUBSCRIPTIONS		
Organizational Membership Dues	$	-
Other Membership Dues	$	-
Newspaper Meeting Notices	$	-
Office Supplies	$	-
Program Supplies	$	-
Postage and Overnight Mail	$	-
REASONABLE ACCOMMODATIONS		
Interpreter Services	$	-
OCCUPANCY EXPENSES		
Rent - $1200x 36	$	**43,200.00**
Cleaning/Maintenance	$	-
Utilities	$	**28,800.00**
TELEPHONE/INTERNET/FAX		
Cell phone service	$	-
Land line telephone service	$	-
Teleconference Line	$	-
Internet service	$	-
TRAVEL		
Travel - Lodging	$	-
Travel - Meals	$	-
Travel - Transportation	$	-
Administrative Overhead	$	-
OTHER TOTAL	$	**72,100.00**
GRAND TOTAL	$	**1,689,482.00**

Timeline

2023

January – July:

Equipment:

Video & Music production:

- Upgrades to current equipment*
- Purchases of additional equipment*

Marketing & Promotion Plans:

- Current studio space
- *See, Hear, & Seek Visions* (*SHSV*) nine-week course

Staffing:

- Hire & train 3-5 associates
- Develop & assign relevant tasks, including, but not limited to: teaching assistance, marketing & promotion, transportation, (add at least 2 more tasks), et.al.)

Student Recruitment & Evaluation:

- Create & execute recruitment plan for enrolling 5 students per *SHSV* nine-week course over a three-year period.
- Create & execute evaluation of students' current abilities in video & music production and alignment of expectations

Course preparations

- Begin development of *SHSV* nine-week course curriculum & methods of instruction for: Video Production, Music Production (with each area containing introductory Small Business/Entrepreneurship modules).
- Create student learning objectives & methods of assessment for both curricular areas

Event Coordination

- 7 monthly Pull Up and Vibe open mic sessions partnered with the Fabric Lab

*Driven by current local, regional & national industry trends (& goals of participants?)

August:

Course preparations

Complete all areas of *SHSV* nine-week course from August 1, 2023, until August 18, 2023. August 19, 2023, the 9-week course will begin on every Saturday.

Event Coordination

- Pull Up and Vibe Open Mic Music Festival

September - October:

Course preparations

The course will continue throughout September where the students will have several workdays outside of sat to complete projects. The last day for the course will be October 14, 2023.

Marketing & Promotion Plans:

- Current studio space
- *See, Hear, & Seek Visions* (*SHSV*) nine-week course

Student Recruitment & Evaluation:

- Create & execute evaluation of students' current abilities in video & music production and alignment of expectations

Event Coordination

- event for the students to showcase their work to their family members and potential future clients.

November -January:

Course preparations

The second nine-week course will start November 4, 2023, and last until January 27, 2024. This session will fall around the holiday time so there will be three weekends that we will be off, and those days are November 25, 2023, December 23, 2023, and December 30,2023. There will be an event for the students to showcase their work to their family members and potential future clients.

Student Recruitment & Evaluation:

- Create & execute evaluation of students' current abilities in video & music production and alignment of expectations

Event Coordination

- event for the students to showcase their work to their family members and potential future clients.

2024

February:

Course preparations

We will take this month to revamp or add to our program based on needs analyzed from the first two sessions.

Marketing & Promotion Plans:

- Current studio space
- *See, Hear, & Seek Visions* (*SHSV*) nine-week course

March – April:

Course preparations

The third nine-week course will start March 2, 2024, and last until April 27, 2024. There will be an event for the students to showcase their work to their family members and potential future clients.

Student Recruitment & Evaluation:

- Create & execute evaluation of students' current abilities in video & music production and alignment of expectations

Event Coordination

- event for the students to showcase their work to their family members and potential future clients.

May:

Course preparations

We will take this month to revamp or add to our program based on needs analyzed from other sessions.

Marketing & Promotion Plans:

- Current studio space
- *See, Hear, & Seek Visions* (*SHSV*) nine-week course

June – July:

Course preparations

The fourth nine-week course will start June 1, 2024, and last until July 27, 2024. There will be an event for the students to showcase their work to their family members and potential future clients.

Marketing & Promotion Plans:

- Current studio space
- *See, Hear, & Seek Visions* (*SHSV*) nine-week course

Student Recruitment & Evaluation:

- Create & execute evaluation of students' current abilities in video & music production and alignment of expectations

Event Coordination

- event for the students to showcase their work to their family members and potential future clients.

Alfonzo Lee Jones (CEO)

Developing high-quality business strategies and plans ensuring their alignment with short-term and long-term objectives Leading and motivating subordinates to advance employee engagement and develop a high-performing managerial team Overseeing all operations and business activities to ensure they produce the desired results and are consistent with the overall strategy and mission

Keiria Marsha (CEO)

Developing high-quality business strategies and plans ensuring their alignment with short-term and long-term objectives Leading and motivating subordinates to advance employee engagement and develop a high-performing managerial team Overseeing all operations and business activities to ensure they produce the desired results and are consistent with the overall strategy and mission

Darnell Bond (Music Production)

Overseeing recording and distribution and making sure that each track is as high-quality and commercially viable as possible

Terrell Curry (Director of Creative Content and Video Production)

responsible for executing and overseeing content strategy. Creating vision, using collaboration skills, the ability to understand and work with stakeholders, and the ability to see the big picture for this role.

Cory Vaughn II (Content creator)

producing marketing copy to advertise our products, writing blog posts about industry-related topics and promoting our content on social media. - produce entertaining or educational material and are responsible for the contribution of information to any media. They create both digital media and offline content that caters to the interests of a target audience.

Tyler Garrett (Assistant Audio Engineer)

Assisting the recording engineer during the recording session, usually in the recording studio. assist in recording, editing, mixing and mastering sound using a range of specialized mechanical and digital equipment.

Dominic Groenhagen (Assistant Music Producer)

Help build narratives and recognize storytelling opportunities around the craft of making and playing music to excite others about the resources and power that lie within

Margaret Jones (Writing Consultant)

Can assist and guide participants in the development of the following writing skills: storytelling, research, planning/outlining, grammar and clarity, vocabulary acquisition and usage, identifying audience, sensitivity to medium in which work with be published, choice of style, and deciding appropriate structure. Can also effectively edit with ability to: effectively review content, make corrections, provide feedback, and proofread.

Grant Application

Row 367

Organization Name (if applicable)	Historic North Omaha Center
Physical Address	4106 North 24th St Omaha NE 68111
Mailing Address	4123 Noth 25th Ave Omaha NE 68111
Website	
Social Media Accounts	
Name	Eulice Washington
Title	Treasury
Email Address	washingtoneulice@yahoo.com
Phone	402-320-4464
Team	
Organizational Chart	
Other Completed Projects and/or Accomplishments	
Proposal Title	The Northern Quality Care Complex
Total Budget ($)	$3,000,000.00
LB1024 Grant Funding Request ($)	$3,000,000.00
Proposal Type	
Brief Proposal Summary	• This proposal is a new and innovative concept that addresses multiple needs in the North Omaha community. The Northern Quality Care Complex will provide quality health care services for the elderly community, provide quality affordable and safe housing, a shopping complex, and community commercial kitchen which will be used to ensure residences and businesses have an affordable and accessible place to prepare and serve food for the community all is one place
Timeline	• We would like to start the project if we are awarded the grant in January 2023.Our anticipated completion date would need to

	be discussed with the contractors to get a realistic timeframe.
Percentage completed by July 2025	
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	•• The community will benefit from the access to affordable and quality housing, access to affordable and quality care for the underserved African American elderly community, and the high wage jobs the complex will provide from health care, retail, commercial catering, and property management. It will improve the quality of life of its residences, improve the community's access and convenience of having a newly renovated place to live, work, and shop.
Visioning Workshop Findings Alignment	
Priorities Alignment	
Economic Impact	
	• 25-40 jobs with wages ranging from $45,000-$75,000 annually.
	25-30
	45000-75000
Community Benefit	
Best Practices/Innovation	
Outcome Measurement	

Partnerships	
Displacement	
Displacement explanation	
Physical Location	4106 North 24th St Omaha NE 68111
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	
Property Zoning	Yes
Is the project connected to utilities?	
	Yes
	Yes
Design, Estimating, and Bidding	
General Contractor	Yes
Request Rationale	
Grant Funds Usage	
Proposal Financial Sustainability	
Funding Sources	
Scalability	

Financial Commitment

ARPA Compliance Acknowledgment ☐

ARPA Reporting and Monitoring Process Acknowledgme ☐

LB1024 Funding Sources Acknowledgment ☐

Public Information ☐

File Uploads

SPENCERMANAGEMENT LLC

P.O. Box 111623
Omaha, Nebraska 68111
www.spencernanagement.org

October 7, 20222

Re: Memorandum of Understanding (MOU) – Applicant

To Whom It May Concern:

This Memorandum of Understanding (MOU) sets for the terms and understanding between the Applicant and Spencer Management LLC, a Nebraska licensed (#1602671) General Contractor, who considers helping applicant with design and construction, contingent upon applicant's approval under the Omaha Economic Recovery Act.

Spencer Management LLC has the capability of assisting the applicant through design phase and acting as General Contractor on their project.

We fully support the applicant's submission. Please contact me at (402) 201-8246 or via email at jmoore@spencermanagement.org, if you need additional information.

Sincerely,

Justin A. Moore
General Contractor

Personal/Organization Information

- Historic North Omaha Center
- 4106 North 24th Street Omaha, Ne. 68111
- 4123 North 25th Avenue Omaha, Ne. 68111
- Not Applicable
- Not Applicable

Proposal Leadership

- Eulice Washington treasury/washingtoneulice@yahoo.com/(4020320-4464
- Not Applicable
- Not Applicable
- Not applicable

Proposal Overview

- The Northern Quality Care Complex
- 3,000,000.00
- 3,000,000.00
- I do not know
- This proposal is a new and innovative concept that addresses multiple needs in the North Omaha community. The Northern Quality Care Complex will provide quality health care services for the elderly community, provide quality affordable and safe housing, a shopping complex, and community commercial kitchen which will be used to ensure residences and businesses have an affordable and accessible place to prepare and serve food for the community all is one place
- We would like to start the project if we are awarded the grant in January 2023.Our anticipated completion date would need to be discussed with the contractors to get a realistic timeframe.
- Transformational
- Fundamental Change
- Long Lasting Economic Growth
- Sustainable Community
- Other Infrastructure
- Quality of Life

Proposal Narrative

- The community will benefit from the access to affordable and quality housing, access to affordable and quality care for the underserved African American elderly community, and the high wage jobs the complex will provide from health care, retail, commercial

catering, and property management. It will improve the quality of life of its residences, improve the community's access and convenience of having a newly renovated place to live, work, and shop.
- It will build business wealth & creating new jobs
- Sustainable Community, long lasting Economic Growth & Quality of Life
- 25-40 jobs with wages ranging from $45,000-$75,000 annually.
- 25-30
- I would utilize local contractors to assist with the project.
- The people that I hire will live in the community. They will spend money in the community to keep the money in North Omaha to help it to continue to grow.
- It will create higher paying jobs which will create business wealth and creating more jobs.
- 25-40 jobs with wages ranging from $45,000-$75,000 annually will be created
- I don't have that answer
- No
- No
- Not Applicable
- None

Location

- 4106 North 24th Street Omaha, Ne 68111
- It is within one or more QCTs

Zoning, Design, and Contracting

- It is already an approved zoning property
- The project is connected to utilities
- A utility upgrade will be required.
- We have to hire an architect to get the factual numbers.
- The estimated cost was by using $400 a square footage and the additional add ons.
- A General Contractor has been selected Justin Moore with Spence Management
- I'm not sure

Financials

- This grant will be used to complete the project and operational cost.

Grant Application

Row 368

Organization Name (if applicable)	Guiding Light Foundation
Physical Address	5205 N 51st St Omaha NE 68104
Mailing Address	PO Box 341 Omaha NE 68102
Website	www.guidinglightfoundation.org
Social Media Accounts	The Guiding Light Foundation
Name	Veronica Carter
Title	Founder/CEO
Email Address	guidinglightfoundation402@gmail.com
Phone	402-880-1978
Team	Yes
	Veronica Carter, Founder/Chief Executive Officer/Chairman of the Board My name is Veronica Carter, I am the Founder and CEO of the Guiding Light Foundation. I also currently serving as the Executive Director of the Guiding Light Foundation 501(c) (3) nonprofit organization. As Executive Director, I oversee all policy efforts, supervise research efforts that help provide support for all programs within the foundation. I collaborate with community leaders to help raise funds to support and expand the quality of the Guiding Light Foundation's after school tutor and mentor program as well as the youth athletic programs. Prior to creating the Guiding Light Foundation, I served as a case manager in the social services field. My responsibilities included meeting with client's one-on-one to screen and assess barriers, creating a service plan to help them become self-sufficient and providing supportive services to help them reach their desired goals. I also have a background in sales and marketing, childcare and financing. I have worked for Fortune 500 companies like TD Ameritrade, Cox Communication and First National Bank of Omaha and with the State of Nebraska. BOARD OF DIRECTORS: Dr Courtney Golden-Academic/Educational Advisor-focused on creating sustainable after school programs and how to increase participation in the after school and summer programs Jack Choice- Organizational Development Advisor Troy Barring-Sales and Marketing Advisor Dr. Phyllis Glass-Spiritual Advisor JP Carter-Director of Media/Communications Advisor-responsible for all media relations and productions. Brittany Parker- Program Advisor Parisee Bosley- Administrative Advisor ADMINISTRATIVE SUPPORTIVE STAFF: Special Assistant to the Executive & Computer Lab Teacher- Edwyna Choice Special Assistant to the Executive Director- Jasmine

	Carter and Katie Thomas Supportive Staff and Volunteers for After school Tutor/Mentor Program: Toya Broadway- On Site Nurse & Tutor Thomas Smith- Volunteer & Mentor Michele Smith- Academic Volunteer (Reading Room) & Mentor Cecilia Smith- Academic Volunteer and Mentor Noele Smith - Nutritionist Crystal Williams- Academic Volunteer and Mentor Michele Parker- Academic Volunteer and Mentor Volunteers for the Athletic Programs: Cheer: Jasmine Carter, Jacqui Clough, Katie Thomas. Tumble: Jacqui Clough Basketball: Jay Carter, Chris Lewis and Brittany Parker
Organizational Chart	BOARD OF DIRECTORS: Dr Courtney Golden-Academic/Educational Advisor-focused on creating sustainable after school programs and how to increase participation in the after school and summer programs Jack Choice-Organizational Development Advisor Troy Barring- Sales and Marketing Advisor Dr. Phyllis Glass-Spiritual Advisor JP Carter-Director of Media/Communications Advisor-responsible for all media relations and productions. Brittany Parker- Program Advisor Parisee Bosley- Administrative Advisor ADMINISTRATIVE SUPPORTIVE STAFF: Special Assistant to the Executive & Computer Lab Teacher- Edwyna Choice Special Assistant to the Executive Director- Jasmine Carter and Katie Thomas Supportive Staff and Volunteers for After school Tutor/Mentor Program: Toya Broadway- On Site Nurse & Tutor Thomas Smith- Volunteer & Mentor Michele Smith- Academic Volunteer (Reading Room) & Mentor Cecilia Smith- Academic Volunteer and Mentor Noele Smith -Nutritionist Crystal Williams- Academic Volunteer and Mentor Michele Parker-Academic Volunteer and Mentor Volunteers for the Athletic Programs: Cheer: Jasmine Carter, Jacqui Clough, Katie Thomas. Tumble: Jacqui Clough Basketball: Jay Carter, Chris Lewis and Brittany Parker
Other Completed Projects and/or Accomplishments	THE GLF is a faith based 501 (C)(3) nonprofit organization that promotes activities, education and partnerships that support the health and human service needs of individuals, youth and families. Our team of volunteers include educators, advocates, entrepreneurs and community leaders who are willing to use their expertise for the aspiration of our students and their families. The Guiding Light Foundation is dedicated to helping students achieve academic excellence by offering tutoring and mentoring. We currently offer after school tutoring and mentoring which provides the tools to encourage and help our youth accomplish their academic goals. Our tutors and mentors are teaching our students how to make good choices both academically and socially. Our tutoring program has also enlisted the help from some of our best high school and college students in Nebraska. Our tutors and mentors offer help with reading, math and science homework, they also teach the students how to prepare for test and other academic challenges. Our after-school literacy program offer's academic support for our youth which helps promote literacy. The Keeping Kids Fed Program is also part of the after-school tutoring program. This program provides healthy snacks or meals daily. With the support from the Omaha Economic Recovery Act Coordination Plan, the Guiding Light Foundation will be able to go forward with our Saturday Academy which will focus on STEAM- an educational approach to learning science, technology, engineering, arts and mathematics. A big portion of the funds would be allocated towards our Liberal Arts department where kids will be introduced to Journalism, Photojournalism, Photography and Writing as a career. To support this work, we will need a functioning building, with the

	equipment and paid staff to run the program. Our programs will also offer career exploration opportunities. These resources will also be provided for post-high school job training and higher education opportunities. GLF's mentoring programs and career resources will help families grow and develop into positive, productive and self-sufficient citizens. Our Summer Day Camps offered a wide range of events and activities to include basketball drill camps, dance/pom & cheer camps. Our Guiding Light Sparkles Cheer and Tumble Program is held at North Corp Salvation Army on 24th Pratt. Follow “OUR FUTURE LOOKS BRIGHT The Blog”, as we discuss future to strengthen community support of individuals and families by creating opportunities to share information, develop relationships and build connections among people and groups serving the community. SOME OF OUR FUTURE PLANS: 1. Under the umbrella of the Guiding Light Foundation, our vision is to partner up with other charitable organizations, local businesses and the community to add more programs and activities like health and wellness, parenting classes, legal aid, camping, concerts, retreats and rebuilding our neighborhood parks and playgrounds. 2. Organizing back to school events and school supplies drives to help parents fill in the gap wherever the need is and make sure that the students return to school goes smoothly. 3. Being a charitable organization, the Guiding Light Foundation is committed to providing an outreach program that will focus on food insecurities by organizing food drives and building a food reserve that will help to feed children and families in our neighborhoods. Our long-term goal is to build a FOOD BANK that will distribute food on a monthly or bi-weekly schedule to families in need.
Proposal Title	Guiding Light Foundation Expansion
Total Budget ($)	$357,920.00
LB1024 Grant Funding Request ($)	$357,920.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	The Guiding Light Foundation would like to secure a building to develop a head- quarters to support the Guiding Light Foundation After School Tutor and Mentor Program currently operating out of the Fellowship Hall of Mt Nebo Baptist Church, the Saturday Academy which promotes STEAM, the Guiding Light Foundation plans to build a Broadcasting Studio to teach underserved youth Broadcast Journalism. For health and wellness the Guiding Light foundation currently offers basketball camps, our program needs a reliable gym facility for basketball camps and tournament's, a dance studio to practice and hold basketball/cheer/dance/tumbling /classes and camps. The North Corp Salvation Army currently allows us to utilize their facility for the cheer/dance/tumble program. Within the proposed building we are requesting we would like to designate rooms to help the children succeed. This will help stabilize the program and support advancement.
Timeline	I anticipate spending the funds by July 2025. By purchasing or leasing a building, paid staff, expenses that support the program, which will include the purchase of a van for transporting children.

Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	Our goal is to support lower income families in disinvested communities.
Visioning Workshop Findings Alignment	These specific communities do not have enough support to thrive. Our program addresses academic needs and will help close the gap of food insecurities while exposing children to better opportunities.
Priorities Alignment	My proposal will invest in our community at a high level.
Economic Impact	6 permanent jobs and 7 part-time jobs
	Six permanent jobs
	5-6 temporary jobs include the general construction contractor
	Job wage levels will vary.
	I plan to collaborate with multiple business within the Qualified Census Tract
Community Benefit	As an upstart After School Academic and Tutoring Program, we strive for greater family and community involvement in our children’s learning, development, and achievements, closing the gaps which may exist in our local schools. As with many after school programs, we depend on, and draw upon parent and community volunteers. Our research data shows that when parents are involved their child’s learning they do better. Educators can also expect that when family and community members make an investment a school academic program, interest, and involvement in children’s learning produces positive results in the child’s life, and in their outlook on higher education as a whole. We are gradually developing best practices that fit within the confines of our local schools to develop working relationships where together we will recognize the importance of working together along with other community

	groups and agencies. As founder and CEO I recognize one group or program cannot be all things to all people, Studies show positive results by collaborating agencies and other organizations in service to our children.
	We will be supporting the community members which contributes to a holistic community.
Best Practices/Innovation	I plan to highlight our Broadcast Journalism program which currently does not promote people of color.
Outcome Measurement	The goal is to improve the education of our youth.
	By pre and post testing.
	Yes, by supporting our proposal we would be to expand in different communities within the Qualified Census Track
Partnerships	Yes
	Spark is a partner by providing ongoing real estate and community development technical assistance, helping make referrals to other development professionals, facilitating engagement and support with project neighbors, assisting with interactions and processes with City Planning for things like pre-application meetings, Zoning and Planning Board, and City Council approval (as needed), and we can be a potential source of funding or financing for projects. Additionally, we are partners in advocacy, in that we develop and promote policies and incentives that support emerging developers and enhance the viability of real estate development projects. MT Nebo Missionary Baptist Church allows the Guiding Light Foundation to utilize space for the After School Tutor/Mentor Program North Corp Salvation Army allows the Guiding Light Foundation to utilize space for the Athletic Programs.
Displacement	No
Displacement explanation	
Physical Location	Not yet indicated will purchase a building the Qualified Census Tract.
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	
Property Zoning	No
Is the project connected to utilities?	

	No
	No
Design, Estimating, and Bidding	No
	No
General Contractor	No
Request Rationale	
Grant Funds Usage	Purchase building, support staff, supplies need for programs
Proposal Financial Sustainability	Yes
	Already 100 percent invested, will continue to support the program until permanent funding is secured
Funding Sources	Donations
	building and supportive staff
Scalability	Small components
	This funding source will help with capacity building, supportive staff should be paid to do this amazing work. This will help ensure the program will be stable enough to serve communities for generations to come.
Financial Commitment	We are 100 percent invested
ARPA Compliance Acknowledgment	☑
ARPA Reporting and Monitoring Process Acknowledgme	☑
LB1024 Funding Sources Acknowledgment	☑
Public Information	☑
File Uploads	

PERSONAL / ORGANIZATION INFORMATION

Organization Name (if applicable)
Guiding Light Foundation
Physical Address
5205 N 51st St
Omaha, NE 68104
Mailing Address
(if different than physical address)
PO Box 341
Omaha, NE 68102
Website
www.guidinglightfoundation.org
Social Media Accounts
The Guiding Light Foundation

Proposal Leadership

Primary Contact Name*
Veronica Carter
Title
Founder/CEO
Email Address*
Please note: All notifications will go to the email address listed below.
guidinglightfoundation402@gmail.com
Phone*

(402) 880-1978
Do you have a team?

Yes

Please provide the team members, including leadership, structure, roles, experience, and expertise. Include all members who will have a significant role. In this case, "team" refers to your ownership/management individuals or group and any consultants.

TEAM GLF

Veronica Carter, Founder/Chief Executive Officer/Chairman of the Board

My name is Veronica Carter, I am the Founder and CEO of the Guiding Light Foundation. I also currently serving as the Executive Director of the **Guiding Light Foundation 501(c) (3) nonprofit organization**. As Executive Director, I oversee all policy efforts, supervise research efforts that help provide support for all programs within the foundation. I collaborate with community leaders to help raise funds to support and expand the quality of the Guiding Light Foundation's after school tutor and mentor program as well as the youth athletic programs. Prior to creating the Guiding Light Foundation, I served as a case manager in the social services field. My responsibilities included meeting with client's one-on-one to screen and assess barriers, creating a service plan to help them become self-sufficient and providing supportive services to help them reach their desired goals. I also have a background in sales and marketing, childcare and financing. I have worked for Fortune 500 companies like TD Ameritrade, Cox Communication and First National Bank of Omaha and with the State of Nebraska.

BOARD OF DIRECTORS:

Dr Courtney Golden-Academic/Educational Advisor-focused on creating sustainable after school programs and how to increase participation in the after school and summer programs
Jack Choice- Organizational Development Advisor
Troy Barring- Sales and Marketing Advisor
Dr. Phyllis Glass-Spiritual Advisor
JP Carter-Director of Media/Communications Advisor-responsible for all media relations and productions.
Brittany Parker- Program Advisor
Parisee Bosley- Administrative Advisor

ADMINISTRATIVE SUPPORTIVE STAFF:

Special Assistant to the Executive & Computer Lab Teacher- Edwyna Choice
Special Assistant to the Executive Director- Jasmine Carter and Katie Thomas

Supportive Staff and Volunteers for After school Tutor/Mentor Program:
Toya Broadway- On Site Nurse & Tutor
Thomas Smith- Volunteer & Mentor
Michele Smith- Academic Volunteer (Reading Room) & Mentor
Cecilia Smith- Academic Volunteer and Mentor
Noele Smith -Nutritionist
Crystal Williams- Academic Volunteer and Mentor
Michele Parker- Academic Volunteer and Mentor

Volunteers for the Athletic Programs:
Cheer: Jasmine Carter, Jacqui Clough, Katie Thomas.
Tumble: Jacqui Clough
Basketball: Jay Carter, Chris Lewis and Brittany Parker

Please explain your organizational chart if applicable or upload your organizational chart at the end of the application.

Organizational Chart

BOARD OF DIRECTORS:
Dr Courtney Golden-Academic/Educational Advisor-focused on creating sustainable after school programs and how to increase participation in the after school and summer programs
Jack Choice- Organizational Development Advisor
Troy Barring- Sales and Marketing Advisor
Dr. Phyllis Glass-Spiritual Advisor
JP Carter-Director of Media/Communications Advisor-responsible for all media relations and productions.
Brittany Parker- Program Advisor
Parisee Bosley- Administrative Advisor

ADMINISTRATIVE SUPPORTIVE STAFF:
Special Assistant to the Executive & Computer Lab Teacher- Edwyna Choice
Special Assistant to the Executive Director- Jasmine Carter and Katie Thomas

Supportive Staff and Volunteers for After school Tutor/Mentor Program:
Toya Broadway- On Site Nurse & Tutor
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Volunteers for the Athletic Programs:
Cheer: Jasmine Carter, Jacqui Clough, Katie Thomas.
Tumble: Jacqui Clough
Basketball: Jay Carter, Chris Lewis and Brittany Parker

Other Completed Projects and/or Accomplishments

Please describe your or your organization's other completed projects and/or major accomplishments, particularly those that relate to the proposal. If you are a new organization, please describe how this proposal supports your organizational goals.

THE GLF is a faith based 501 (C)(3) nonprofit organization that promotes activities, education and partnerships that support the health and human service needs of individuals, youth and families. Our team of volunteers include educators, advocates, entrepreneurs and community leaders who are willing to use their expertise for the aspiration of our students and their families.
The Guiding Light Foundation is dedicated to helping students achieve academic excellence by offering tutoring and mentoring. We currently offer after school tutoring and mentoring which provides the tools to encourage and help our youth accomplish their academic goals. Our tutors and mentors are teaching our students how to make good choices both academically and socially.
Our tutoring program has also enlisted the help from some of our best high school and college students in Nebraska. Our tutors and mentors offer help with reading, math and science homework, they also teach the students how to prepare for test and other academic challenges.
Our after-school literacy program offer's academic support for our youth which helps promote literacy. The Keeping Kids Fed Program is also part of the after-school tutoring program. This program provides healthy snacks or meals daily. With the support from the Omaha Economic Recovery Act Coordination Plan, the Guiding Light Foundation will be able to go forward with our Saturday Academy which will focus on STEAM- an educational approach to learning science, technology, engineering, arts and mathematics. A big portion of the funds would be allocated towards our Liberal Arts department where kids will be introduced to Journalism, Photojournalism, Photography and Writing as a career. To support this work, we will need a functioning building, with the equipment and paid staff to run the program.

Our programs will also offer career exploration opportunities. These resources will also be provided for post-high school job training and higher education opportunities.
GLF's mentoring programs and career resources will help families grow and develop into positive, productive and self-sufficient citizens.

Our Summer Day Camps offered a wide range of events and activities to include basketball drill camps, dance/pom & cheer camps. Our Guiding Light Sparkles Cheer and Tumble Program is held at North Corp Salvation Army on 24th Pratt.
Follow “OUR FUTURE LOOKS BRIGHT The Blog”, as we discuss future to strengthen community support of individuals and families by creating opportunities to share information, develop relationships and build connections among people and groups serving the community. SOME OF OUR FUTURE PLANS:

1. Under the umbrella of the Guiding Light Foundation, our vision is to partner up with other charitable organizations, local businesses and the community to add more programs and activities like health and wellness, parenting classes, legal aid, camping, concerts, retreats and rebuilding our neighborhood parks and playgrounds.

2. Organizing back to school events and school supplies drives to help parents fill in the gap wherever the need is and make sure that the students return to school goes smoothly.

3. Being a charitable organization, the Guiding Light Foundation is committed to providing an outreach program that will focus on food insecurities by organizing food drives and building a food reserve that will help to feed children and families in our neighborhoods. Our long-term goal is to build a FOOD BANK that will distribute food on a monthly or bi-weekly schedule to families in need.

PROPOSAL OVERVIEW

Proposal Title*
Guiding Light Foundation Expansion
Total Budget ($)*
$357,920.00
LB1024 Grant Funding Request ($)*
$357,920.00

Proposal Type

Combination of capital project and service/program

Brief Proposal Summary*

(350 words or less) - Overview, location, timeline

The Guiding Light Foundation would like to secure a building to develop a head- quarters to support the Guiding Light Foundation After School Tutor and Mentor Program currently operating out of the Fellowship Hall of Mt Nebo Baptist Church, the Saturday Academy which promotes STEAM, the Guiding Light Foundation plans to build a Broadcasting Studio to teach underserved youth Broadcast Journalism. For health and wellness the Guiding Light foundation currently offers basketball camps, our program needs a reliable gym facility for basketball camps and tournament's, a dance studio to practice and hold basketball/cheer/dance/tumbling /classes and camps. The North Corp Salvation Army currently allows us to utilize their facility for the cheer/dance/tumble program. Within the proposed building we are requesting we would like to designate rooms to help the children succeed. This will help stabilize the program and support advancement.

Timeline*

What is the timeline for this proposal? Please list significant milestones and dates, including the anticipated completion date. If applicable, upload your schedule at the end of the application.

I anticipate spending the funds by July 2025. By purchasing or leasing a building, paid staff, expenses that support the program, which will include the purchase of a van for transporting children.

What percentage of your proposal can be completed by July 2026?*

100 %

Funding Goals

What overarching goals does your proposal help fulfill? Select all that apply:

Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)

☑

Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development)

☑

Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha)

☑

Community Needs
What community needs does your proposal help meet? Select all that apply:

Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

☑

Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.)

☑

PROPOSAL NARRATIVE

Proposal Impact

Proposal Description and Needs Alignment
Describe the proposal and how it specifically addresses the identified community needs above (i.e., sustainable community, multimodal transportation, other infrastructure, quality of life, policy, or other).

Our goal is to support lower income families in disinvested communities.

Visioning Workshop Findings Alignment
Describe how the proposal aligns with the findings in the **Visioning Workshop Summary** and identify the specific gaps or other community needs that your proposal addresses.

These specific communities do not have enough support to thrive.
Our program addresses academic needs and will help close the gap of food insecurities while exposing children to better opportunities.

Priorities Alignment
Describe how the proposal aligns with **LB1024's strategic priorities**.

My proposal will invest in our community at a high level.

Economic Impact
What is the anticipated job creation and wages associated with your proposal (temporary and permanent)?

6 permanent jobs and 7 part-time jobs

How many permanent jobs will be created?

Six permanent jobs

How many temporary or construction jobs will be created?
5-6 temporary jobs include the general construction contractor

What are the proposed jobs' wage levels?
Job wage levels will vary.

Describe how you might align proposed jobs to provide immediate and ongoing opportunity for businesses and contractors in the Qualified Census Tracts.

I plan to collaborate with multiple business within the Qualified Census Tract

Community Benefit

Describe the community benefit that will be derived from this proposal. For example, how will it diversify the economy, improve the local neighborhood, and/or increase livability in the community?

As an upstart After School Academic and Tutoring Program, we strive for greater family and community involvement in our children's learning, development, and achievements, closing the gaps which may exist in our local schools. As with many after school programs, we depend on, and draw upon parent and community volunteers. Our research data shows that when parents are involved their child's learning they do better. Educators can also expect that when family and community members make an investment a school academic program, interest, and involvement in children's learning produces positive results in the child's life, and in their outlook on higher education as a whole.

We are gradually developing best practices that fit within the confines of our local schools to develop working relationships where together we will recognize the importance of working together along with other community groups and agencies. As founder and CEO I recognize one group or program cannot be all things to all people, Studies show positive results by collaborating agencies and other organizations in service to our children.

How does this proposal contribute to community sustainability (economic, built and natural environment, and quality of life)?

We will be supporting the community members which contributes to a holistic community.

Best Practices/Innovation
How will this incorporate best/proven practices or demonstrate innovation (e.g., bringing new concepts to Omaha, etc.)?

I plan to highlight our Broadcast Journalism program which currently does not promote people of color.

Outcome Measurement

What other outcomes of your proposal might you measure (i.e., improved education, creating new high-wage job opportunities, etc.)?

The goal is to improve the education of our youth.

How might those outcomes be measured and by whom?

By pre and post testing.

Does this act as a catalyst for co-investment/secondary investment? If yes, please explain.

Yes, by supporting our proposal we would be to expand in different communities within the Qualified Census Track

Partnerships
Have you partnered, or will you partner, with any community organizations?

Yes

Please name all current or prospective partnering organizations and describe how these partners have or will participate.

Spark is a partner by providing ongoing real estate and community development technical assistance, helping make referrals to other development professionals, facilitating engagement and support with project neighbors, assisting with interactions and processes with City Planning for things like pre-application meetings, Zoning and Planning Board, and City Council approval (as needed), and we can be a potential source of funding or financing for projects. Additionally, we are partners in advocacy, in that we develop and promote policies and incentives that support emerging developers and enhance the viability of real estate development projects.

MT Nebo Missionary Baptist Church allows the Guiding Light Foundation to utilize space for the After School Tutor/Mentor Program

North Corp Salvation Army allows the Guiding Light Foundation to utilize space for the Athletic Programs.

Which, if any, of these partnerships have been formalized through a Memorandum of Understanding (MOU) or other formal agreements?

N/A

Displacement
Are any businesses or residents being displaced by your proposal? No

Please explain.

Location

Physical Location
Describe the physical location of the proposal, including address (if available) and details about the proposed location.

Not yet indicated will purchase a building the Qualified Census Tract.

Qualified Census Tract
Describe the location in relation to the Qualified Census Tracts (QCT).

Within one or more QCTs

Additional Location Documents
If applicable and/or available, please upload at the end of this form:

- **Plans and detailed descriptions, including pictures and a map of the site location/surrounding area**
- **Data table of uses**
- **Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement)**
- **Environmental assessment of subject site. Is the property a brownfield site?**

N/A

Zoning, Design, and Contracting

Property Zoning
Is the property properly zoned for your proposal and/or do you have proposal approval? You can check the zoning of the property by using the City of Omaha's Zoning Lookup Map Tool. You can check the regulations by zoning district by reviewing the **City of Omaha's Code of Ordinances Municode Library**. Navigate to Chapter 55 – Zoning and then to Article IV. – Zoning District Regulations.

No

Utilities
Is the project connected to utilities?

No

Will any utility upgrades be required?

No

Design, Estimating, and Bidding
Has design been completed?

No

Has a construction bid package been developed?

No

How were costs determined?

General Contractor
Has a general contractor been selected?

No

If so, was a public competitive bid process completed prior to awarding the contract?

N/A

Why not?

FINANCIALS

Please upload the following at the end of this application:

- **Proposal Budget/Sources and Uses**
- **Pro Forma**

Request Rationale

Please provide rationale for the dollar amount of your request. *Optional upload: Provide documentation if available (e.g., appraisal or listing)*
see attachment

Grant Funds Usage

How, specifically, will LB1024's grant funds be used to support this proposal?

Purchase building, support staff, supplies need for programs

Proposal Financial Sustainability

If awarded LB1024 funding, will the proposal be fiscally sustainable (i.e., not require ongoing funding for operations, not be dependent on future funding requests)?

Yes

Please describe the fiscal operations of the proposal following this initial investment.

Already 100 percent invested, will continue to support the program until permanent funding is secured

Funding Sources

Please outline other funding sources including government-sponsored economic incentives you have committed, have currently pending, or anticipate exploring for this proposal.

Donations

If you are anticipating other funding sources, when do you expect a decision on pending funding requests to be finalized? *(Please list: Entity, Request, Status, and Expected Decision Date).*

N/A

Are there any funds this proposal cannot continue without?

Building and supportive staff

Scalability

Is this proposal scalable, or can it be completed in smaller components?

Small components

If so, please describe these components and ensure that the budget reflects such component breakdowns.

This funding source will help with capacity building, supportive staff should be paid to do this amazing work. This will help ensure the program will be stable enough to serve communities for generations to come.

Financial Commitment*
Please describe the organization's financial commitment to the proposal.

We are 100 percent invested.

ACKNOWLEGEMENT OF COMPLIANCE, REPORTING, AND TRANSPARENCY

ARPA Compliance Acknowledgment*
Only certain uses are eligible for ARPA funding. I have received the **Coronavirus State and Local Recovery Funds Final Rule** document and the **Coronavirus State and Local Recovery Funds Final Rule FAQs** document detailing ARPA compliance.

☑

ARPA Reporting and Monitoring Process Acknowledgment*
If your proposal receives ARPA funds, there are certain reporting and monitoring requirements. I have reviewed **Coronavirus State and Local Recovery Funds Final Rule** document and the **Coronavirus State and Local Recovery Funds Final Rule FAQs** document detailing the ARPA reporting and monitoring requirements.

☑

LB1024 Funding Sources Acknowledgment*
A portion of the funds allocated in LB1024 are from the State of Nebraska's General Fund. The State of Nebraska may require certain monitoring and reporting procedures for recipients of General Fund dollars. I acknowledge that general fund reporting and monitoring procedures may be required.

☑

Public Information*

I acknowledge that all proposals submitted through this process are considered public information and may be shared with appropriate local, state, or federal agencies as well as the general public.

☑

File Uploads
Organizational Chart

Schedule

Additional Location Documents (see application for list)

Plans and detailed descriptions, including pictures and a map of the site location/surrounding area

Data table of uses (breakdown of how the requested funds will be used for your proposal)

Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement)

Environmental assessment of subject site. Is the property a brownfield site?

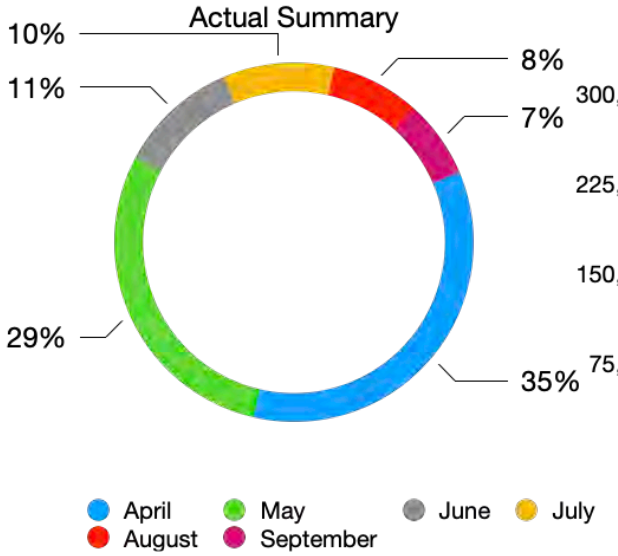
Proposal Budget/Sources and Uses

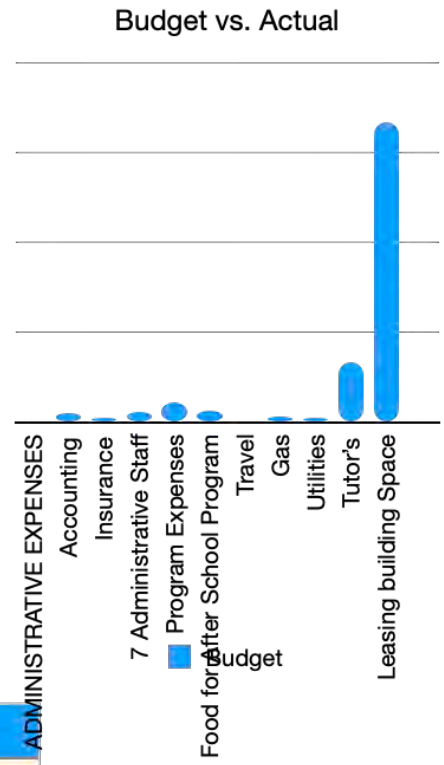
Pro Forma

Request Rationale Documentation
File Upload
Drag and drop files here or browse files

Monthly Budget

HOW TO USE: Enter your budget for each category in the **Summary By Category** table below. Enter transactions on the **Transactions** sheet to see how your actual spending compares to your budget.





Summary by Category

	Budget
ADMINISTRATIVE EXPENSES	See below
Accounting	$8,000.00
Insurance	$4,000.00
7 Administrative Staff	$9,000.00
Program Expenses	$17,000.00
Food for After School Program	$10,000.00
Travel	$1,000.00
Gas	$4,320.00
Utilities	$4,200.00
Tutor's	$50,400.00
Leasing building Space	$250,000.00
Total	**$357,920.00**

Grant Application

Row 369

Organization Name (if applicable)	TreadStone Activity and Learning Center
Physical Address	6404 N 62 Ave Omaha NE 68104
Mailing Address	PO BOX 4163 Omaha NE 68104
Website	www.treadstonealc.wordpress.com
Social Media Accounts	facebook, twitter
Name	Arnita C Bryant
Title	CEO
Email Address	treadstonelac@yahoo.com
Phone	402-933-9954
Team	
Organizational Chart	
Other Completed Projects and/or Accomplishments	
Proposal Title	
Total Budget ($)	
LB1024 Grant Funding Request ($)	
Proposal Type	
Brief Proposal Summary	
Timeline	
Percentage completed by July 2025	
Funding Goals	
Community Needs	
"other" explanation	
Proposal Description and Needs Alignment	
Visioning Workshop Findings Alignment	
Priorities Alignment	
Economic Impact	

Community Benefit	
Best Practices/Innovation	
Outcome Measurement	
Partnerships	
Displacement	
Displacement explanation	
Physical Location	
Qualified Census Tract	
Additional Location Documents	
Property Zoning	
Is the project connected to utilities?	
Design, Estimating, and Bidding	
General Contractor	
Request Rationale	
Grant Funds Usage	
Proposal Financial Sustainability	
Funding Sources	
Scalability	
Financial Commitment	
ARPA Compliance Acknowledgment	☐
ARPA Reporting and Monitoring Process Acknowledgme	☐

LB1024 Funding Sources Acknowledgment	☐
Public Information	☐
File Uploads	

NAI NP Dodge

For Lease

Office/Retail Space

20,000 - 39,420 SF Available

10826-10850 Emmet Street | Omaha, NE 68164

$9.50 PSF (NNN)

Property Features

- Highly Functional Creative Studio complete with academia utility and administrative capabilities
- Strong Commercial Corridor & Professional Office / Retail Plaza located conveniently off the Maple St. / I-680 exit.
- Rare opportunity to have ~40,000 sf almost one block from an interstate exit
- Join Blue Moon Fitness, HoH-ReStore, Carpet Land & Several other well-credited Retail & Office Neighbors

12915 West Dodge Road
Omaha, NE 68154
402 255 6060
nainpdodge.com

Sam Estivo
Associate
402 255 6524
samestivo@npdodge.com

Jorge Sotolongo
Vice President
402 255 6095
jsotolongo@npdodge.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

10826-10850 Emmet Street

BUILDING DETAILS

Ceiling Height	13'
Number of floors	All ground level
Year Built	1999
Sprinklered	Yes
Roof	Flat
Restrooms	Multiple throughout
HVAC	15 roof units
Foundation	Masonry
ADA access	Yes

PROPERTY DETAILS

Lot Size	4.58 Acres
Zoning	CC
Parking Spaces	124

LOCATION DETAILS

Market	Omaha / Council Bluffs
Submarket	Northwest
County	Douglas
Cross Streets	108th & West Maple Road

NAI NP Dodge

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samestivo@npdodge.com

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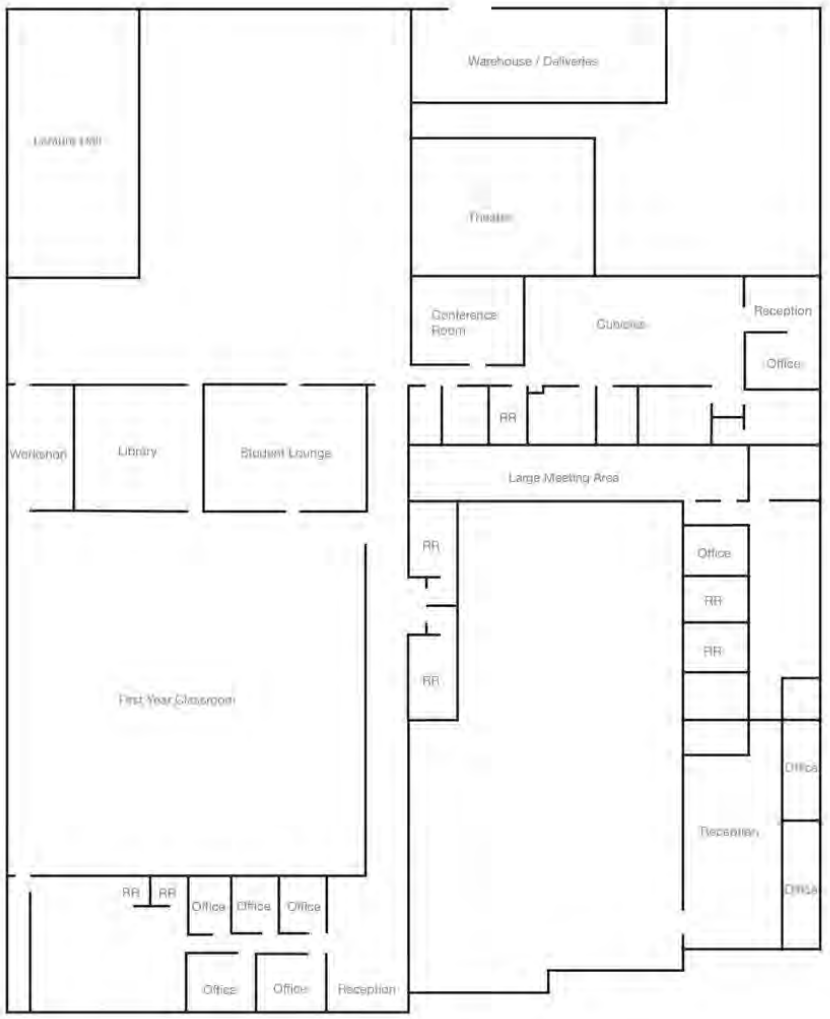
nainpdodge.com

10826-10850 Emmet Street



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Housholds	5,985	40,381	94,468
Total Population	12,779	92,135	230,489
Average HH Income	$64,695	$85,850	$90,008

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ARPA PROPOSAL

Organization Name:

TreadStone Activity and Learning Center

Physical address:

6404 N. 62 Ave
Omaha, NE 68104

Mailing Address:

PO BOX 4163
Omaha NE 68104

Website:

www.treadstonealc.wordpress.com (to be completed)

Social Media Accounts

Facebook, twitter

Proposal Leadership:

Primary Contact Name

Arnita C Bryant

Title:

CEO

Email Address:
Treadstonelac@yahoo.com

Phone:
402-933-9954 (402-215-6156)

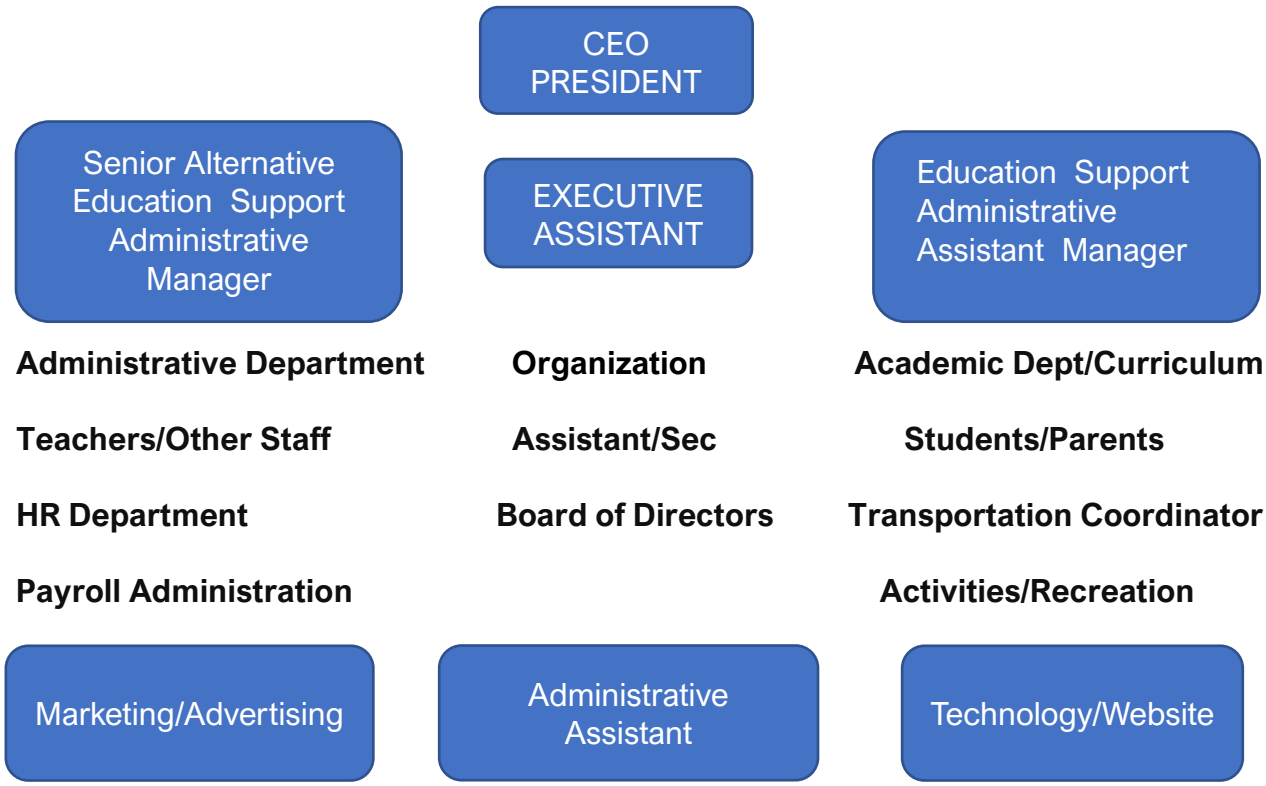
Do you have a team

- Yes
- o No

Organizational Chart

Please explain your organization chart if applicable or upload your organizational chart at the end of the application.

Educational Support Center's Organizational Chart



TreadStone Activity and Learning Center Operation's Chart is explained as follows

- → The CEO oversees all Operations of the business. He or She sees that all regulations and requirements to operate such a facility is up to date and in place. Promote, Communicate and making decisions to substantiate the Vision and Mission of the organization.
- → Senior Alternative Education Support Administrative Manager will oversee 1) Teachers/Other Staff 2) HR Department/Payroll Administration. Communicate and make decisions to substantiate the Vision and Mission of the organization.
- → Executive Assistant aids in getting the CEO'S duties at hand completed and prioritize, to be completed in a reasonable amount of time. Helping the CEO'S duties run smoothly as possible. This can include a virtual assistant.
- → Education Support Administrative Assistant Manager Duties include the oversite of Academic Department and Curriculum. Transitioning the Students and Parents into the program and supplying them with all needed correspondence, communication materials, conduct code, one on one meetings, telephone, video conferences with all interested clients.
- → Administrative Assistant assist in areas of Marketing/Advertising, Technology Website (To be contracted out) Assigned tasks are taken care of such as Social
- → Sites, various job duties of phone calls, making appointments, Greeting clients etc.

Organization Chart (Board of Directors Oversite)

TreadStone Activity and Learning Center will be managed by Arnita C Bryant (CEO) and Other Administrative staff. The Business will operate as a 501 © 3 Non-profit organization. The Senior Alternative Education Support Administrator will act in the absence of owners on important matters in the case the CEO is not present.

Business will operate on a successor type contingency basis. In the event the CEO is ill or deceased. Continued operations will be as follows: The Senior Alternative Education Support Administrative Manager will preside as Senior Manager/CEO until all business matters have been legally resolved and positions are filled in the case of one leaving the position or death.

The Alternative Education Administrative Manager will be second in command to the Senior Manager and will remain as such until business matters are resolved.

In the event the Administrative Manager is unavailable because of sickness or death, the Senior Manager with the assistance of the Finance Director/Manager or the assistance of another Director according to appointment seniority will see that Operations continue as planned regarding this position. This appointment will be in place until legal matters have

been resolved in the event of the Administrative Manager's death or them leaving the organization. (Senior Managers will remain in their position).

- Job duties may change in that some positions will have less responsibility due to future funding increase. We will make decisions to increase staff adding new positions, which adds to a positive change in the workplace environment and add a positive note economically to the community by creating more jobs.

Other Completed projects and /or Accomplishments:

We have been successful at providing a summer program for several years. We included academic learning tools, outdoor activities, reading and writing-Math skills lessons. Some of those who attended are now young adults who has been successful in their lives becoming responsible young adults. We don't take all the credit, but we do know that from their words of gratitude we made a difference in their lives.

Following up on these students we found that the program helped them to become better students, improved in their grades, were more conscience students toward homework, well behaved and who have gone on to graduate and some nearing graduation.

When asked what helped them in their progress, they mention one of the things that helped them was TreadStone Summer programs. One student remembering how they did not want to go to the babysitter while mom was out of town, they did not want to miss being at the center because of what they were learning and enjoying those they were around. 95% of these students were successful. The parents found it helpful as well. Several of the parents asked what are you doing with my kid they are so pleasant and do their chore's without asking and have a better attitude when it comes to their classes at school.

We also over the years helped the home school children and youth by mentoring them. These students where mostly girls who have become successful parents and work associates. We Like to continue that support to further help this group.

Personally I (CEO) as a Bible Education Instructor, have mentored and tutored many individuals providing instructions on how to become better individuals, how to take care of their families spiritually emotionally, physically (addressing the whole person), teaching life skills, These individuals have because of this training move on to become mentors themselves helping people to better their lives. Some of these individuals prior to my working with them had been a menace to society and now have turned their lives around.

Prior to starting a nonprofit, I worked for OPS assisting challenging students as well as accelerated students. One of my success stories is that I worked with a particular student who was getting F's and was said to be misbehaved. However, within a 6-month period this young

man was getting C+ and was having better days and was a pleasant kid at the end of the year. I was then asked to be the Title 1Teacher.

I put together a resource manual at my government job, it was published and got recognition and a monetary bonus for doing so. I could say more but it's not about me it's about our youth who need the support, encouragement, and assistance so that they too become successful in their lives.

PROPOSAL OVERVIEW

Proposal Title:

Alternative Education Support Services

Total Budget:

$771,163.00

LB1024 Grant Funding Request:

$771,163.00

Proposal Type:

- **Capital Project**
- **Service/program**
- **Combination of capital project and service program**
- **I don't know**

Brief Proposal Summary:

(350 Words or less) Overview, location, timeline

The Organization

TreadStone Activity and Learning Center is Non-Profit 501 (c) 3 Organization. Providing Alternative Education Support Services for children and youth ages 4-14. Servicing the Omaha Douglas and surrounding County area.

History

The idea of a Summer program started with a group of minority women who began discussing ways to improve their children's education. Their Focused was on helping students and parents have a voice regarding their choice of education and the needs of the child.

After much discussion Arnita Bryant and her associates began to pursue this objective deciding to make the idea a reality by becoming a 501 © 3 Non-Profit organization.

We provided a Summer Educational program of Basic life skills, academic support, social skills, field trips and activities.

Mission Statement

To operate as a productive Alternative Education Support Center, a positive resource for Home-schooled-Alternative learning and other qualified students to thrive in.

To further improve the quality of education and well-being for these children and youth. To Enhance, educate, train and assist students in areas of academic, mentoring, tutoring, and teaching life skills. Promoting positive socialization.

To provide this Alternative Education Support services for added AGES 4-14 K-12..

Problem

The total number of students (Home Schooled) at the end of the 2018/19 school year was 9,030. Statistics for the 2018/19 school year regarding students, family units and attendance centers. The number continues to grow. In 2020 it grew 20% due to COVID and continues to grow since.

- Not enough Education support centers
- All parents are not equipped teach the difference academic classes.
- Need a more friendly monitoring system other than Child Protective Services

- Transparency is so much needed not just to make sure the child's learning needs are met but also for their safety.

The Services Provided

Alternative Education Support Services

Basic skill assessments

Academic instructions (Tutoring)

Computer skills instructions

Life skills instructions/Mentoring/Peer support

Structured activities and classes

Future Services/Goals:

Future goals are

1) *Improve child and youth's learning experience and needs.*
2) *Include adding ages 15-18*
3) *Increase enrollment*

Timeline (chart attached)

What is the timeline for this proposal?
Please list significant milestones and dates including the anticipated completion date. If applicable, upload your schedule at the end of the application
(Uploading at the end of proposal) Months overlap…

Now as of October 2022 *we are In the process of getting our program in place. We are now in the planning, processing stages regarding Our innovative idea of providing Alternative Education Support services. Critiquing Legal matters, Continuing gathering necessary information, discussions, decisions, and preparing grant proposals.*

November-December 2022-2023 (ongoing)
Receive our first grant toward this initiative or approval and Continue to request funding from various sources.

January-May 2023
Hire staff/training/Curriculum planning and Department set up

December 2022-February 2023
Secure Space to perform services/renovation

March/April 2023
Obtain office furniture/ class equipment
February -April 2023
Began marketing schedule (ongoing)

April-May 2023/On going
Enrollment-families will be given a start pkg and date

December 2022- September 2023 (Ongoing)
The website will continue to be developed but operatable for clients to access. Including Social media sites.

February-April 2023
Bldg. Renovation/Environmental Cleaning/Set up space

What percentage of your proposal can be completed by July 2026

90-95 % considering us not having any major interruptions of some sort beyond our control, changes in policies, natural disasters etc.

Funding Goals

What overarching goals does your proposal help fulfill? Select all that apply.

- → *Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancement in North or South Omaha function or appearance.*
- → *Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development)*
- → *Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investments in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha.*

Community Needs

What community needs does your proposal help meet? Select all that apply.

- → *Sustainable Community(i.e., create or enhance housing services, education, civic uses, recreation, etc.)*
- → *Multimodal Transportation (i.e., enable connectivity through driving, biking taking transit, walking, and rolling)*
- → *Other infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.)*
- → *Quality of life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.)*
- → *Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning etc.)*
- → *Other*

PROPOSAL NARRATIVE

Proposal Impact

Proposal Description and Needs Alignment

Describe the proposal and how it specifically addresses the identified community needs qualify of life, policy, or other.

We strive to provide Education Support Services to students not enrolled in traditional school systems, such as public, private, parochial, or chartered schools. Services includes training, mentoring, tutoring, providing educational materials in academics, SEL, and personal life skills.

Our goal is to continue to have a positive impact on the education, ethics, and future success of every student who comes to our facility. Our aim is not just to help them with their education path, but continue to have a positive impact on their future by sharing our innovative program of Education support services

Case in point ! Need…Homeschool families must fill out forms that are not easy and sometimes overwhelming. They are required to have a representative to assure that they are teaching and using appropriate education materials to validate their reasons for homeschooling. Also, there is a gap while filling out the forms in time. Usually before they complete the process a few times, they find a

truant officer at their door no doubt due to misunderstanding and a lapse in reprocessing the paperwork.

There are other stories with more magnitude in addressing this issue of registration. However, our program allows the parent to homeschoo., We propose to become their representative, and this helps the child and family be more transparent and by them following suggestions we offer, this brings about a much-smoother learning experience.

The idea of learning at their own pace, what they like, and to have it supported, and monitored, through council, directions, and assisting in their education needs, will add to their learning experience.

Visioning Workshop Findings Alignment

Describe how the proposal aligns with the findings in the Visioning Workshop Summary and identify the specific gaps or other community needs that your proposal addresses.

We are creating an innovative avenue and enhancing Alternative Education Support Services. While creating this avenue for Homeschoolers and other families that choose Alternative learning, they will get the support they need under one roof and associating with their fellow peers, while still having the option to learn in their home environment. This support will include virtual learning groups and one on one.

This will in the future eliminate the stress and time that teachers in public schools spend while trying to help these students when they should be focusing on their immediate concern of helping the classes, they are teaching in the public-school arena.

Priorities Alignment

Describe how the proposal aligns with LB1024's strategic priorities.

According to the LB1024 priorities there is a need to create and with one's organization transform and contribute toward favorable advancement in North and South Omaha area's and reaching out to other communities.

We believe with our organization mission of training, providing support and enhancing the contribution to innovative education, by addressing the education

needs of Alternative learning participants, this will impact and assure the progress of these students. It will create an environment of students who want to learn, grow and excel and interested in their own future prospects of advance learning, job choices and even creating jobs.

Economic Impact

What is the anticipated job creation and wages associated with your proposal (temporary and permanent)?

Anticipated Job creation are Teachers, Para's, Administrative staff, Activity planner, Cleaning etc. Job creation will be a priority. To justify what jobs will be needed exactly depends on the amount of funding otherwise job duties can and will be shared. Wages $528,000. So far that our target sum.

How many permanent Jobs will be created?

We anticipate 12 permanent full-time jobs. And approximately 8-10 part-time positions.

How many temporary or construction jobs will be created?

Approximately 10-12 job positions

What are the proposed jobs wage levels?

Minimum wages of $9.00 an hour up to $25.00 hr. based on position being filled.

Describe how you might align proposed jobs to provide immediate and ongoing opportunities for businesses and contractors in the qualified census tracts

We purpose to know what we are looking for in a valued employee, Identify and communicate this in job descriptions. Describe employee benefits clearly, rewards, hiring bonuses. Do research and make sure we are offering what people are hoping to receive per job solicitation. Communicate with job recipients, in our interviews I share what positive things are happening within the organization.

Community Benefits

Describe the community benefit that will be derived from this proposal. For example, how will it diversify the economy, improve the local neighborhood and or increase livability in the community.

- *Community benefits are alternative education support, afterschool programing, summer learning. Providing these services will bring about a diverse group.*
- *The skills and planned programing we offer fosters inclusion. We look forward to working with a diverse group of individuals.*
- *When others of different backgrounds come together and enjoy what they are doing feeling included and not excluded, they then want to contribute toward the positive atmosphere.*
- *With the Support and training we provide our students will be better equipped to be responsible individuals, not contributing to the violence and unsocial attitudes.*
- *Skills provided will help these individuals be productive community members. Able to communicate in a positive way.*

How does this proposal contribute to community sustainability (Economic, built and natural environment, and quality of life).

As we have stated in this proposal our program can create sustainability within the child or youth, causing a desire within them to progress which in turn will contribute toward their future goals of improving in their grades, graduating, becoming confident, responsible adults, transitioning into the work force with confidence and skills. Contributing a positive impact on the community and quality of life.

Best Practices/Innovation

How will this incorporate best/proven practices or demonstrates innovation. (Bringing new concept to Omaha)

We are bringing a new concept to Omaha in our approach to Alternative Education. We are filling a gap that many students fall into, who don't fit in or conform to the public education systems. Those are labeled as dropouts, not schooled, homeschooled, labeled as problem children, unteachable, overactive students in the classroom. Terms used for these children and youth; those terms hopefully will be eliminated through innovation in Alternative learning and the classroom. The innovative idea will give a new view at how to address these students and their family needs when it comes to educating the child. Best proven practices will be a priority in providing services that demonstrate best used practices within classroom settings.

Outcome measurements

What other outcomes of your proposal might you measure (improve education, creating new high wage job opportunities etc.)

Measuring outcomes within the organization at the beginning is challenging but we will look at survey results on how children and families are benefiting from our program and getting their input. Example: Are there improvement in the recipients performance what are they?

What is the behavior of those attending

Discussions with staff on what is working and what is not, getting their input on finding solutions.

How are we measuring the delivery of services and is it working, how many are taking advantage of the programs offered, which classes and support areas are getting the most attention. This will be charted and discussed toward growing our services.

How might those outcomes be measured and by whom?

Since we are new in providing an expanded program. We will make note of our goals and express these to the staff in what we like to achieve and what outcomes we want to see in our children. Are there improvements, are there problems, these points of interest will be compiled by the teachers and other staff involved in daily activities and operations and later reviewed. We will then make an outcome plan.

Does this act as a catalyst for co- investment/secondary investment.
Yes
No

Partnerships

Have you partnered or will you partner with any community organizations

Yes
No

Displacement

Are any businesses or residence being displaced by your proposal
Yes

No

Location

Physical Location

Describe the physical location of the proposal, including address if available and details about the location

We are trying to secure a location in Omaha that will be of the most benefit to those served, within the qualified census tract mentioned in LB1024. This property is Either within or adjacent to the described qualified census tract territory.

Qualified Census Tract

Describe the location in relation to the qualified Census tract.

Within one or more QCTs
Adjacent to one or more QCTs
Neither within nor Adjacent QCTs

Additional Location Documents

If applicable and or available, please upload at the end of the form

- *Plans and detailed descriptions including pictures and a map of the site location/surrounding area*
- *Data table of uses*
- *Documentation of site control (proof of ownership, options, purchase contract or long-term lease agreement*
- *Environmental assessment of subject site. Is the property a Brown field site?*

N/A

Zoning, Design and Contracting

Property Zoning

Is the property zoned for your proposal and/or do you have proposal approval? You can check the zoning of the property by using the City of Omaha's Zoning lookup Map Tool. You can check the regulations by zoning district by reviewing the City of Omaha's Code of Ordinances Municode Library. Navigate to Chapter 55-Zoning and then to Article IV-Zoning District Regulations.

Yes
No

Utilities

Is the project connected to utilities?
Yes
No

Will any utility upgrades be required/
Yes
No

Design, Estimate and Bidding

Has design been completed
Yes
No

Has a construction bid package been developed?
Yes
No

General Contractor

Has a general contractor been selected?
Yes
No

FINANCIALS

Please upload the following at the end of this application

- *Proposal Budget/Sources and Uses*
- *Pro Forms*

Request Rationale

Please provide rationale for the dollar amount of your request. Optional upload: Provide documentation if available (e.g., appraisal or listing)

We are asking the amount of $771,163.00 for the stated reason in this proposal and that is to provide qualified staffing, to provide Education Support Services for those who have chosen Alternative Educational providing them with activities, SEL, and successful tools. And to assure that our overall operations are taken care of.

Grant Funds Usage

How specifically, will LB1024'S grant funds be used to support this proposal?

Capital -Overall operations, Staff pay full and part-time, contractors, Insurances, Website update, maintenance, class materials, office equipment & furniture (One time pay) etc..

Proposal Financial Sustainability

If awarded LB1024 funding, will the proposal be fiscally sustainable (i.e., not require ongoing funding for operations, not be dependent on future funding request)?

Yes

No

Please describe the fiscal operations of the proposal following this initial investment.

Accounting fiscal year is December 2022-2023 will be handled by an independent certified accountant. They will handle accounts payables-accounts receivables, payroll, report appropriate funds to state and federal agencies. Compile necessary Reports and Prepare tax forms. Maintaining the general ledger. Business Bank accounting ledger will be used for now to process transactions, compile reports and other necessary accounting tasks. This is so that all departments are adequately taken care of.

Funding Sources

Please outline other funding sources including government sponsored economic incentives you have committed, have currently pending, or anticipate exploring for this proposal

We anticipate aggressively applying for other government funding. We are enrolled in Sams.gov and continue to look for appropriate funding through other government agencies, such Department of Human Health Services, Department of Education-After School Funding, Department of Transportation. And Candid, we are subscribed to Grant Station, and have many options to other foundations and individual funders. We will use staff at hand to get funding goals accomplished but our future goal is to get a permanent grant writer.

If you are anticipating other funding sources, when do you expect a decision on pending funding request to be finalized? (Please list Entity, Request, and Expected Decision Date)

In anticipation of applying for other funding we hope to receive it by April-May of 2023

Are there any funds this proposal cannot continue without

No , all funds are needed! We are expanding and adding innovation to our program and all necessary funds to accomplish our goal of running a program such as this is appreciated. The desired request is ($2,313,489.00) 2-3 years out (so that this will give us and our team sufficient time to look for other sustaining grant funds, reoccurring grantors, to reach our desired goals which will help in running our program smoothly without the immediate concerns of, do we have enough funds for the next few years..

Scalability

Is this proposal scalable, or can it be completed in smaller components?

This proposal is scalable, however if we received a 2–3-year proposal amount. And Yes, we would agree that it could be done in smaller components. Otherwise, since we are expanding our services and the funding meets our current goals, we rather stick with the now rather than the later. If you have suggestions on this, we welcome them.

Financial Commitment

Please describe the organization's financial commitment to the proposal.

We are committed to and will use the funds appropriately- honestly, watching closely the use of these funds according to request in this proposal, keeping accounting activity according to our budget in place, paying all required commitments, such as rent, utilities, staff payments, Insurances, leasing-rent etc. Any suggestions proposed by the organizations of (General Fund LB1024) and of ARPA FUNDING who are granting these funds requested will be adhered to and all requirements addressed . We desire to follow this Financial Commitment to keep our plan going, to expand and succeed in running our nonprofit organization.

ACKNOWLEDGEMENT OF COMPLIANCE, REPORTING, AND TRANSPARENCY

ARPA Compliance Acknowledgement

Only certain uses are eligible for ARPA funding. I have received the Coronavirus State and Local Recovery Funds Final Rule document and the Coronavirus State and Local Recovery Funds Final Rule FAQs document detailing ARPA compliance.

- o *checked*

ARPA Reporting and Monitoring Process Acknowledgement.

If your proposal receives ARPA funds, there are certain reporting and monitoring requirements. I have reviewed Coronavirus State and Local Recovery Funds Final Rule documents and The Coronavirus State and Local Recovery Funds Final Rule FAQs document detailing the ARPA reporting and monitoring requirements

- o *checked*

LB1024 Funding Sources Acknowledgement

A portion of the funds allocated in LB1024 are from the State of Nebraask's General Fund. The State of Nebraska may require certain monitoring and reporting procedures for recipients of General Fund dollars. I acknowledge that general fund reporting and monitoring procedures may be requested.

- *checked*

Public Information

I acknowledge that all proposals submitted through this process are considered public information and may be shared with appropriate local, state, or federal agencies as well as the general public.

- *checked*

BUDGET: TreadStone Activity and Learning Center

EXPENSES		COST
RENT (5000 SQ FT PLUS)		30,000
PROPERTY INSURANCE		2400
UTILITIES		7200
EMPLOYEES		
PAYROLL 10-12		528,000
PAYROLL TAX		27,500
HEALTH INSURANCE		7800
UNEMPLOYMENT INS		4200
LIABILITY INSURANCE		2400
PROFESSIONAL SERVICES		
ACCOUNTING (CONTRACT)		22,600
LEGAL		4850
CONSULTANTS/WEBINARS		1400
OTHER BUSINESS NEEDS		6200.18
MARKETING		
ADVERTISING/OTHER		1500
PROMOTIONAL MATERIALS		300
WEBSITE/MAINTENANCE		21500
MISCELLANOUS		
REPAIRS/UPDATES/MAINTENANCE		5047
ORG DUES/MEMBERSJIPS		3000
OTHER		
EQUIP NEED/EDU MATERIALS		95,265.82
TOTAL		771,163.00

TreadStone has been operating with a small budget prior to submitting this proposal. We provide qualified services. Our hired staff will reflect our ability to manage our program and handle monies appropriately. The CEO's personal credit scores reflex the ability to handle monies and we have two members on the board that have 30 plus years of financing. figures above show our funding needs to our expanding operations plan. Below is projected income.

Earned Revenues:

REVENUES		TOTAL
ENROLLMENT FEES	60 kids @ 5376 annually	322,560.00
3 fundraiser annually		25,000.00
Foundations funding	3 annual grants of 50,00	150,000
Individual		6000.00
Government	3 grants annually (Education)	237,603.00
Ongoing Donations		30000.00
Total		771,163.00

NOTE: This is an estimate of the income vs the outgoing cost. Any negative can be recovered through less cost of items in outgoing expenses or more enrollee's.

MONTH	OCT-22	NOV-22	DEC-22	JAN-23	FEB-23	MAR-23	APR-23	MAY-23	JUN-23	JULY-23	AUG-23	SEPT-23
Board Review Org objectives, Options, Decisions												
Apply for funding/Grants												
Receive funding												
Hire Essential staff												
Secure Operation Space												
Obtain Equip												
Marketing												
Enrollment												
Training, Research												
Website/social media updates												
Bldg. update RENOVATION												
Open Doors												

Timeline

- THIS IS A BRIEF TIMELINE OF OUR GOALS TO OPENING OF THE CENTER TO BE COMPLETED AND REVISED IF NECESSARY.
- Being that if more is required on our part, we will comply and dol so in a timely manner.
- Specific dates are not included. We hope to try our best to meet the timeline goals and finish or complete to satisfaction our desired goals within the period stated preferably by the end of the month.

FedEx Office

Fax Cover Sheet

Date 10.27.22 Number of pages 11 (including cover page)

To:

Name ATTN: Jenny

Company

Telephone

Fax

From:

Name Warren Steede

Company WS Food Supplies LLC

Telephone 402.714.7270

Comments

7 90363 00711 1
Fax - Local Send

7 90363 00714 2
Fax - Domestic Send

7 90363 00720 3
Fax - International Send

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2188309R

PERSONAL / ORGANIZATION INFORMATION

Organization Name (if applicable)

W.S. FOOD SUPPLIES, LLC

Physical Address

MONTANA BUILDING
2813 S.87TH AVENUE
OMAHA. NEBRASKA 68124

Mailing Address

(if different than physical address)

SAME

Website

N/A

Social Media Accounts

N/A

Proposal Leadership

Primary Contact Name *

WARREN STEEDE

Title

PRESIDENT

Email Address *

Please note: *All notifications will go to the email address listed below.*

steedewarren@gmail.com

Phone *

+1 (402) 714-7270

Do you have a team?

◉ Yes

○ No

Please provide the team members, including leadership, structure, roles, experience, and expertise. Include all members who will have a significant role. In this case, "team" refers to your ownership/management individuals or group and any consultants.

president with 10 years of handle and manage contract deliverables make sure that the activities a

With experience in company management.

Organizational Chart

Please explain your organizational chart if applicable or upload your organizational chart at the end of the application.

the president handles the daily operation and supply manager handles the shipping and receiving of all products materials and supplies and attorney, supply manger is a Airforce Sergeant Vet in Supply management

Other Completed Projects and/or Accomplishments

Please describe your or your organization's other completed projects and/or major accomplishments, particularly those that relate to the proposal. If you are a new organization, please describe how this proposal supports your organizational goals.

maintain and have experienced and running a distribution company for 10 years, the president Substandtially operational the company.

PROPOSAL OVERVIEW

Proposal Title *

advocating help the youth into the workforce, our enterprise help minorties

Total Budget ($) *

800,000 Annually

LB1024 Grant Funding Request ($) *

400,000

Proposal Type

- ☐ Capital project
- ☐ Service/program
- ☑ Combination of capital project and service/program
- ☐ I do not know

Brief Proposal Summary *

(350 words or less) - Overview, location, timeline

having knowledge and experience of running a distribution company looking to receive resources ~~Omaha~~ in the food meat distribution business, intended for both local and international

Timeline *

What is the timeline for this proposal? Please list significant milestones and dates, including the anticipated completion date. If applicable, upload your schedule at the end of the application.

[redacted] All aspects are currently in place is the last funding element

What percentage of your proposal can be completed by July 2025? *

75 %

Funding Goals

What overarching goals does your proposal help fulfill? Select all that apply:

- [x] Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
- [x] Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development)
- [x] Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha)

Community Needs

What community needs does your proposal help meet? Select all that apply:

- [x] Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
- [ ] Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling)
- [ ] Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.)
- [x] Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety,

etc.)

- [ ] Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.)
- [ ] Other

PROPOSAL NARRATIVE

Proposal Impact

Proposal Description and Needs Alignment

Describe the proposal and how it specifically addresses the identified community needs above (i.e., sustainable community, multimodal transportation, other infrastructure, quality of life, policy, or other).

This proposal will impact would help develop the youth into the work force sustainable community and quality of life, Job traing and Empolement

Visioning Workshop Findings Alignment

Describe how the proposal aligns with the findings in the **Visioning Workshop Summary** and identify the specific gaps or other community needs that your proposal addresses.

to develop the young people into the work force North and South needs local base, W.S food supplies LHC is ideal for such need.

Priorities Alignment

Describe how the proposal aligns with **LB1024's strategic priorities**.

by help the taxes to be refunding back to the government W S food Supplies LHC will provide good paying Jobs respectively for the community.

Economic Impact

What is the anticipated job creation and wages associated with your proposal (temporary and permanent)?

permanent

How many permanent jobs will be created?

10 to 30

How many temporary or construction jobs will be created?

No construction Job but potential mare Expansion

What are the proposed jobs' wage levels?

18 per hour / starting wage

Describe how you might align proposed jobs to provide immediate and ongoing opportunity for businesses and contractors in the Qualified Census Tracts.

hiring contractor and part - time subcontractors like as plumber , electrician for specific tasks (like refrigeration

Community Benefit

Describe the community benefit that will be derived from this proposal. For example, how will it diversify the economy, improve the local neighborhood, and/or increase livability in the community?

Community will benefit by the company paying local taxes improvement the roads, school, and green space

How does this proposal contribute to community sustainability (economic, built and natural environment, and quality of life)?

help the community employment and source of taxes

Best Practices/Innovation

How will this incorporate best/proven practices or demonstrate innovation (e.g., bringing new concepts to Omaha, etc.)?

In the North area sponsor non- profit, promote local businesses, participate in holiday food driive

My businee is novel new with provide high paying job

Outcome Measurement

What other outcomes of your proposal might you measure (i.e., improved education, creating new high-wage job opportunities, etc.)?

sponsor a youth sports team high schools

How might those outcomes be measured and by whom?

[redacted]

out come be self- evident

Does this act as a catalyst for co-investment/secondary investment? If yes, please explain.

[redacted] yes trucking, meat, fish, supply by refrigeration.

Partnerships

Have you partnered, or will you partner, with any community organizations?

- (●) Yes
- ( ) [redacted]

Displacement

Displacement

Are any businesses or residents being displaced by your proposal?

- ○ Yes
- ◉ No

Location

Physical Location

Describe the physical location of the proposal, including address (if available) and details about the proposed location.

N/A Pending Mr. Steede looking for location

Qualified Census Tract

Describe the location in relation to the Qualified Census Tracts (QCT).

- ○ Within one or more QCTs
- ◉ Adjacent to one or more QCTs
- ○ Neither within or adjacent to the QCTs

Additional Location Documents

If applicable and/or available, please upload at the end of this form:

- Plans and detailed descriptions, including pictures and a map of the site location/surrounding area
- Data table of uses
- Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement)
- Environmental assessment of subject site. Is the property a brownfield site?

N/A Pending

Zoning, Design, and Contracting

Property Zoning

Is the property properly zoned for your proposal and/or do you have proposal approval? You can check the zoning of the property by using the City of Omaha's Zoning Lookup Map Tool. You can check the regulations by zoning district by reviewing the **City of Omaha's Code of Ordinances Municode Library**. Navigate to Chapter 55 – Zoning and then to Article IV. – Zoning District Regulations.

- ○ Yes
- ◉ No

Utilities

Is the project connected to utilities?

- (●) Yes
- ( ) No

Will any utility upgrades be required?

- (●) Yes
- [redacted]

Design, Estimating, and Bidding

Has design been completed?

- ( ) Yes
- (●) No

Has a construction bid package been developed?

- ( ) Yes
- (●) No

How were costs determined?

use to develop production supplies is one of the element that is included in the cost pool for prod

With help of an CPA - Lawyer

General Contractor

Has a general contractor been selected?

- ( ) Yes
- (●) No

FINANCIALS

Please upload the following at the end of this application:

- **Proposal Budget/Sources and Uses**
- **Pro Forma**

Request Rationale

Please provide rationale for the dollar amount of your request. *Optional upload: Provide documentation if available (e.g., appraisal or listing)*

[redacted] Pending

Grant Funds Usage

How, specifically, will LB1024's grant funds be used to support this proposal?

How, specifically, will LB1024's grant funds be used to support this proposal?

[redacted]

Augment current financing

Proposal Financial Sustainability

If awarded LB1024 funding, will the proposal be fiscally sustainable (i.e., not require ongoing funding for operations, not be dependent on future funding requests)?

- (●) Yes
- ( ) No

Please describe the fiscal operations of the proposal following this initial investment.

usage of investment to start -up for the company and expense and project

To Usage of investment Augment start-up for the company and expense and project.

Funding Sources

Please outline other funding sources including government-sponsored economic incentives you have committed, have currently pending, or anticipate exploring for this proposal.

Anticipate this proposal funding from reciprocal providers locally and internationaly

If you are anticipating other funding sources, when do you expect a decision on pending funding requests to be finalized? *(Please list: Entity, Request, Status, and Expected Decision Date).*

No other N/A Pending

Are there any funds this proposal cannot continue without?

NO

Scalability

Is this proposal scalable, or can it be completed in smaller components?

is scalable Protenionally

If so, please describe these components and ensure that the budget reflects such component breakdowns.

See above

Financial Commitment *

Please describe the organization's financial commitment to the proposal.

The commitment is commitmened to expense at a future date and use the term for either a major expense and ordinary W.S. Food Supplies LLC is fully Commitmened.

ACKNOWLEGEMENT OF COMPLIANCE, REPORTING, AND TRANSPARENCY

ARPA Compliance Acknowledgment *

Only certain uses are eligible for ARPA funding. I have received the **Coronavirus State and Local Recovery Funds Final Rule** document and the **Coronavirus State and Local Recovery Funds Final Rule FAQs** document detailing ARPA compliance.

☑

ARPA Reporting and Monitoring Process Acknowledgment *

If your proposal receives ARPA funds, there are certain reporting and monitoring requirements. I have reviewed **Coronavirus State and Local Recovery Funds Final Rule** document and the **Coronavirus State and Local Recovery Funds Final Rule FAQs** document detailing the ARPA reporting and monitoring requirements.

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LB1024 Funding Sources Acknowledgment *

A portion of the funds allocated in LB1024 are from the State of Nebraska's General Fund. The State of Nebraska may require certain monitoring and reporting procedures for recipients of General Fund dollars. I acknowledge that general fund reporting and monitoring procedures may be required.

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Public Information *

I acknowledge that all proposals submitted through this process are considered public information and may be shared with appropriate local, state, or federal agencies as well as the general public.

☑

File Uploads

- ☐ Organizational Chart
- ☐ Schedule
- ☐ Additional Location Documents (see application for list)
- ☐ Plans and detailed descriptions, including pictures and a map of the site location/surrounding area
- ☐ Data table of uses
- ☐ Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement)
- ☐ Environmental assessment of subject site. Is the property a brownfield site?
- ☐ Proposal Budget/Sources and Uses

- [ ] Pro Forma
- [ ] Request Rationale Documentation

File Upload

Drag and drop files here or browse files

- [x] Send me a copy of my responses

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